



DAVE SOLOMON, UNION LEADER

Dover Youth 2 Youth members, from the left, Elsa Rogers, Carlin Temple and Hannah Martuscello at a recent hearing on a bill to raise the legal age to purchase tobacco products.

## Dover group: Members push back against tobacco industry vaping ads.

By DAVE SOLOMON  
State House Bureau

CONCORD—A youth group from the Dover area is leading the charge to raise the smoking age in New Hampshire from 18 to 21, but the bill Sen. David Wat-

ters, D-Dover, has sponsored on their behalf (SB 545) is running into tough opposition from grocers, convenience store owners and tobacco product trade associations.

Young members of the Dover Youth 2 Youth group, established in the early 1990s by the local police department, are the major force behind Senate Bill 545. They hope New Hampshire will follow the lead of Maine,

which last year raised its smoking age to 21, and Massachusetts, which also has a bill in play.

California, Hawaii and New Jersey are the only other states to raise the age limit for tobacco products to 21.

Hannah Martuscello, a junior at Dover High School, says the movement is in part a response to aggressive marketing by the tobacco industry aimed

at young people, especially with the growing popularity of e-cigarettes or "vaping."

"The tobacco industry is really targeting youth, so we are doing as much as we can to keep young people from smoking," said Martuscello. "It's really a big effort to keep their advertising from working."

Maine lawmakers had to over-

See Smoking, Page A8

## Today IN NEW HAMPSHIRE'S NEWSPAPER

### SPORTS



► **BROTHER BLUE HAWKS:** Cody (left) and Josh Morrisette have led Exeter High to a 7-0 record. Coach Jeff Holmes had good reason to expect the Morrisettes' success. • D1

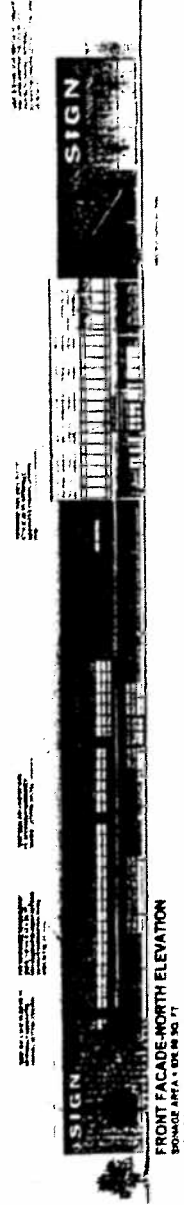
### No cameras in school

► **BEDFORD HIGH SCHOOL:** After hearing concerns from some school officials, the superintendent is holding off on a proposal to install temporary interior cameras. The discussion began after the school had a series of threats scrawled on bathroom walls. • A2

### Babies 'R' Us to close

► **NASHUA:** Babies "R" Us at 29 Gubabel Ave. is one of about 180 stores owned by Toys "R" Us set to close in coming

# It sure looks like an IKEA



FRONT FACADE-NORTH ELEVATION  
SOURCE: IKEA (2019)

## Giant blue store in Salem yet to be ID'd

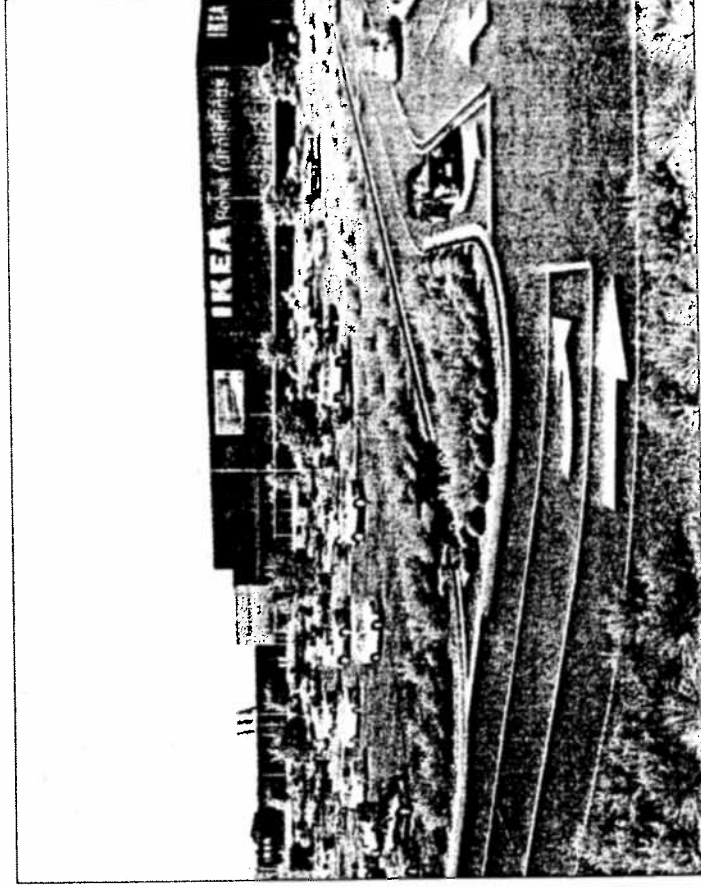
By MICHAEL COUSINEAU  
New Hampshire Union Leader

WHAT WEARS a blue exterior, measures 350,000 square feet and is named in giant yellow letters?

"It kind of looks like an IKEA," Massachusetts traveler Robin Britner said when shown the plans a developer filed for a proposed store in Salem.

The proposed store's massive girth falls in line with other IKEA locations: A Virginia store opening in 2019 will measure 331,000 square feet.

The town's planning director wouldn't cough up the proposed tenant, deferring to those developing the Tuscan Village project near the Mall at Rockingham Park.



TOP: WHE DESIGN CONSULTANTS. ABOVE: KEARNEY/STEWART

The illustration at top was included in a request for approval from the Salem Planning Board to allow a 108-foot-tall sign for this proposed anchor store at the Tuscan Village development. While the proposal doesn't identify the occupants of the building, the design, coloring and signage are all consistent with IKEA, the Scandinavian home furnishings giant whose closest store is in Stoughton, Mass. The lower illustration shows IKEA's planned store near

San Antonio, Texas.

See Store, Page A8

1/25/18  
Union Leader

istration also recently completed its review of the case and found no violations on the part of the hospital.

"The result of this investigation has really assured us that our organization and its processes adhere to the

choice for the patients and employees."

[jschreiber@newstote.com](mailto:jschreiber@newstote.com)

## Store

Continued from Page A1

"Anything can change until they sign on the dotted line," Ross Moldoff said.

A manager at Bob's Discount Furniture in Salem has heard talk of the Scandinavian home furnishings giant coming to town.

"We're not worried about IKEA or anybody else," said the manager, who gave only his first name, Kalid.

"They can come into town and bring us more traffic."

For the record, IKEA "is not a confirmed tenant of the project," said Mark Hebert, vice president of development at Grossman Development Co., which is jointly developing the project.

The president of the Greater Salem Chamber of Commerce used identical phrasing: To my knowledge, that hasn't been confirmed as a confirmed tenant," said Donna Morris.

The \$500 million Tuscan Village development, she said, is "going to change Salem's landscape."

And perhaps change the look of some living rooms as well.

People taking a break at the northbound Hooksett rest area along Interstate 93 Wednesday were asked to eyeball the store's proposed look filed with Salem last month.

"It's pretty similar to that" IKEA store in Stoughton, Mass., said Bow resident Steve Roy, who grew up in Salem.

"IKEA!" said Littleton resident Meggen Wright.

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The company's closest store to New Hampshire is in Stoughton, Mass., almost 60 miles south of Salem.

An IKEA spokesman said "at this time, there are no plans for a Salem store."

The proposed store would be located at the intersection of Rockingham Park Boulevard and Mall Road, across from the existing mall, Moldoff said.

He expects plans to be

filed by February or March for the retail store, and perhaps the planning board reviewing the store's site plan.

Hebert declined to give a timetable.

Moldoff said the owner of the store plans to buy the property where it is located.

A proposal to build a sign 108 feet tall with a total of 1,800 square feet for the proposed store has been withdrawn, he said.

"It was a huge sign," Moldoff said.

By comparison, a sign for the new Market Basket on South Broadway in Salem measures 350 square feet, he said.

Moldoff said plans must be filed at least 15 days prior to getting on the next planning board agenda.

A Ford dealership, Market Basket, medical office building, electric substation and about 650 residential units are part of the Tuscan Village development.

The Tuscan Village project is expected to generate millions a year in property taxes for the town and schools.



A large eastern white pine is suspended over from a tight spot on Rand Street in Manchester.

## Beginning of can increase h

■ Days 1-7: Risk is 6.3 times greater in first three days after a flu test, 5.8 times greater in days 4-7.

By KAREN KAPLAN  
Los Angeles Times

Not into the flu shot? Think of it as a heart attack vaccine instead.

That's because the first week or so of a flu infection appears to make you much more susceptible to a heart attack, according to a new study in the New England Journal of Medicine.

The findings are based on 148,307 cases of patients who were tested for influenza. Among all of those tests, 19,729 turned up positive for the flu. And among those cases, there were 332 patients who had at least one heart attack in the year before or after their flu specimen was tested.

(The study authors tallied 364 hospitalizations for acute myocardial infarction overall, meaning that some unlucky folks had two or more heart attacks during the two-year observation period.)

Twenty of those heart attacks occurred within one week of a positive flu test. That, of course, was a rate of 20 heart attacks per

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## Overdoses

Continued from Page A1

nent. And he said he would look at other statistics to gauge if opioid abuse is subsiding — overall overdose rates, emergency room visits, Narcan distributions, treatment admissions.

"In any epidemic, whether ebola, bird flu or the plague, you have a bell curve," Rourke said.

Manchester logged a decrease in fatal overdoses in 2017 while, paradoxically, the number of total overdoses grew, according to data from the Manchester Fire Department.

The department's Emergency Management Ser-

overdoses last year, 21 fewer than 2016. But the total number of overdoses was up — 863 last year compared to 784 in 2016.

The leveling of fatal overdoses occurred despite New Hampshire's introduction last year to carfentanil, the fentanyl analogue that is stronger than other opioids. Manchester saw its number of overdoses grow through much of the year, peaking at 118 a month in September. But by December, the monthly total had fallen to 51.

Rourke said he's surprised that fatalities did

cause of the introduction of carfentanil.

Fallon said fentanyl and its seven analogues kill more people than any other drug. Fentanyl can be made in a lab, while heroin is produced from the agricultural product poppies.

Little of the fentanyl in the street is the prescription drug. Rather, it is manufactured in illegal laboratories, and the strength of the drug is impossible to determine.

"There's no quality control," Fallon said, "people don't know what they're taking."

[mhayward@unionleader.com](mailto:mhayward@unionleader.com)

January 24, 2018 11:31PM

# Proposed giant blue store in Salem yet to be ID'd (but it sure looks like an IKEA)

By MICHAEL COUSINEAU  
New Hampshire Union Leader

What wears a blue exterior, measures 350,000 square feet and is named in giant yellow letters?

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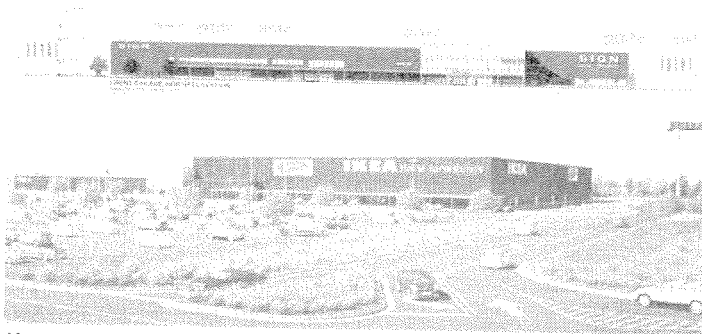
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(/storyimage/UL/20180125/NEWS02/180129595/AR/0/AR-180129595.jpg?q=100)

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*mcousineau@unionleader.com*

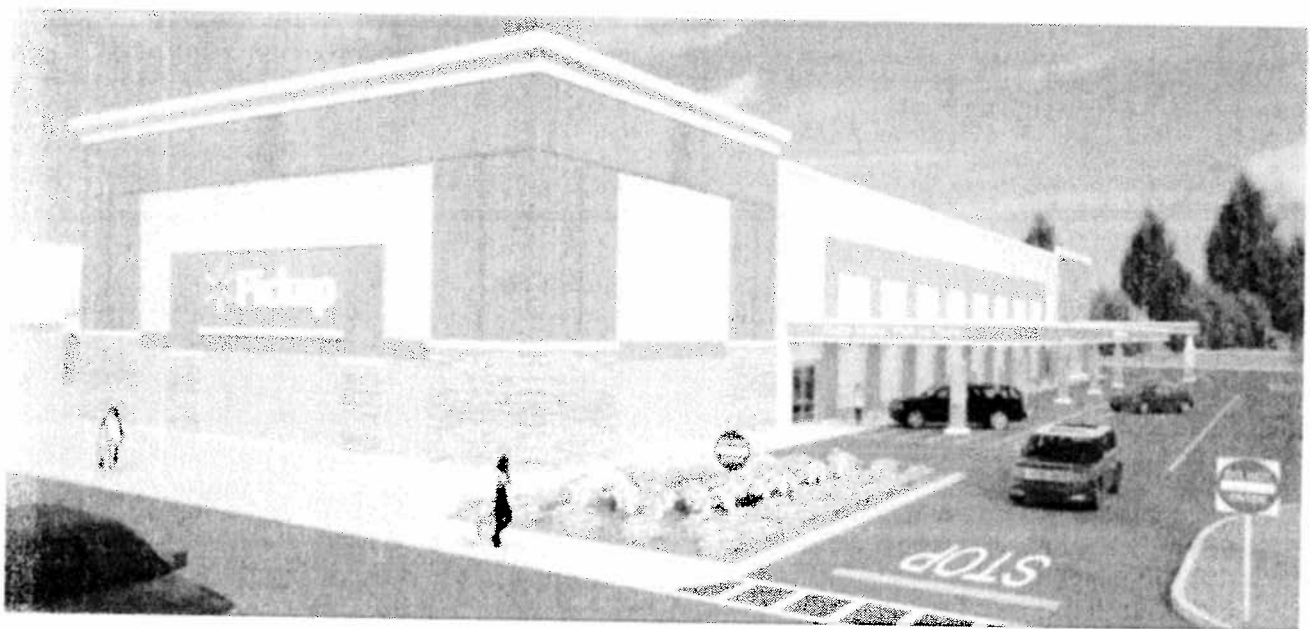


[http://www.eagletribune.com/news/walmart-expansion-catering-to-online-grocery-sales/article\\_500f84f1-e51d-57a9-9b1e-4ecaa0785c75.html](http://www.eagletribune.com/news/walmart-expansion-catering-to-online-grocery-sales/article_500f84f1-e51d-57a9-9b1e-4ecaa0785c75.html)

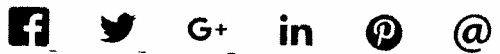
FEATURED

## Walmart expansion catering to online grocery sales

By Allison DeAngelis [adeangelis@eagletribune.com](mailto:adeangelis@eagletribune.com) 18 hrs ago



Courtesy photoA rendering of the proposed Walmart expansion, which would be used for online food order pickup.



SALEM, N.H. — Salem shoppers will soon be able to order their groceries online and pick-up them up at the North Broadway Walmart.

The Salem Planning Board has given conditional approval last week to the company's plans to construct a pickup location specifically for online grocery purchases. The 20,000-square-foot addition would make the Salem location one of the larger Walmart stores in the country.

More than 40,000 items will be available for pickup. Customers would place the orders online or on their smartphone, and potentially at kiosks inside of the store in the future.

"Across the country, Walmart has been testing various methods that are convenient for the customer, whether it's a kiosk in store or a smartphone being used to place those orders," said Robert Klemple, an SGA Design architect who presented the Walmart plans on Jan. 23.

Walmart reported late last year that their e-commerce sales increased by 50 percent. The company's chief executive said in a statement the chain's food business had its strongest performance in six years.

The company is also testing same-day grocery delivery. Last month, Target announced they had had acquired a delivery company that will allow for same-day deliveries of groceries, essentials, home, electronics and other products. Amazon currently offers free same-day delivery for Prime members.

"The retail industry is changing, evolving literally week-to-week. We're keeping up with our competition, it's a competitive industry," Walmart representative Chris Buchanan said.

Buchanan did not give an opening date for the new space. Walmart will need to next apply for a building permit.

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8/25 | 10:00

**This Week's Circulares**



February 22, 2018 10:00PM

# Construction halted on Tuscan Village townhouses after not matching approved plans

By MELISSA PROULX

Union Leader Correspondent

SALEM — Builders for the townhouse project in the Tuscan Village development will come before the planning board next week after officials noticed that what's being built doesn't match the approved plans.

The siding and exterior façade of the townhouses does not match the approved site plan, according to Town Planner Ross Moldoff.

Though a minor problem, Moldoff said, construction was halted for the time being.

Builders will meet with the planning board on Tuesday to go over and hopefully get approval for the revised plans.

"It seems to be an improvement from what was approved previously," Moldoff said.

Tuscan Village, which is being built on the old Rockingham Park grounds, is a multi-use development that will encompass 120 acres. Some of the proposed amenities include restaurants, retail space, a hotel, entertainment venues, business and medical offices.

Already, progress is being made on the Salem Ford dealership and an apartment complex building. Moldoff said he expects that construction will begin on the Market Basket plaza in the North Village sometime this Spring.

"It's going to be a very active site for the next couple of years," he said.



March 26, 2018 4:36PM

# Salem lawmaker, restaurant owner indicted for welfare fraud; member of powerfull Ways and Means Committee

By KIMBERLY HOUGHTON

Union Leader Correspondent

NASHUA -- A state representative and restaurant owner from Salem is facing criminal charges for alleged welfare fraud that took place several years ago and involved more than \$13,000.

Two indictments have been handed up against Rep. John Manning by a Hillsborough County Superior Court grand jury. The complaints allege that Manning, 65, of 30 Maclarnon Road, falsely accumulated a total of \$13,354.50 in welfare assistance benefits from 2013 to 2015.

Manning "intentionally made false statements to the New Hampshire Department of Health and Human Services which would affect his eligibility for assistance in that he stated that his niece, Gabrielle Wojtyna, was a household member when in fact she was not residing in the home," state the indictments. As a result, Manning received cash and food stamp assistance of \$12,640.50 between March 2013 and September 2014 in Nashua, it's alleged.

Court records also allege that in June and July 2015 in Nashua, Manning received \$714 in welfare assistance that he was not entitled to after he "intentionally failed to disclose a change in his circumstances to the NHDHS which would affect his eligibility for assistance in that he failed to disclose that his son, Stephen Manning, was employed by Rockingham Cafe."

When contacted by telephone on Monday, Manning told the New Hampshire Union Leader that he was unaware of the indictments, nor had he been notified by authorities or the court system. As of Monday afternoon, Manning had yet to be arrested, though he is scheduled to be arraigned on the charges April 13 at Hillsborough County Superior Court in Nashua, according to court documents.

One of the charges is a Class B felony that carries a maximum sentence of up to seven years in prison, the other is a Class A felony with a possible sentence of up to 15 years in prison, according to court documents.

There was no police affidavit on file at the courthouse detailing the allegations against Manning. Assistant County Attorney Kathleen Brown referred all questions to



[http://www.eagletribune.com/news/salem-state-rep-accused-of-welfare-fraud/article\\_2dc25653-1dc1-5b44-8f7b-edf6ad0757f0.html](http://www.eagletribune.com/news/salem-state-rep-accused-of-welfare-fraud/article_2dc25653-1dc1-5b44-8f7b-edf6ad0757f0.html)

FEATURED

## Salem state Rep. accused of welfare fraud

John Manning indicted by Hillsborough County grand jury over \$13K in cash and food stamps

By Allison DeAngelis [adeangelis@eagletribune.com](mailto:adeangelis@eagletribune.com) 16 hrs ago

**2016 NEW HAMPSHIRE STATEMENT OF FINANCIAL INTERESTS - RSA 15-A**

Type or Print Clearly

Full Name John R Manning Work Address 264 N. Broadway So. Lond

Primary Occupation Restaurant owner e-mail (optional) JRManning@rockinghamcafe.com Work Phone 603-974-3178

The office, position, appointment, or employment with state government held by you. NO ACRONYMS

A. List below the name, address, and type of any profession, business, or other organization in which you or a family member was an officer, director, associate, partner, proprietor, or employee, or served in any other professional or advisory capacity, and from which any income in excess of \$10,000 was derived during the preceding calendar year. Sources of retirement benefits other than federal retirement and/or disability benefits shall be included. (Use additional sheets as necessary.)

1. \_\_\_\_\_

2. \_\_\_\_\_

If you have no qualifying income indicate by writing your initials next to the following statement. My income does not qualify \_\_\_\_\_

B. Indicate below whether you or a family member has a special interest in any of the following businesses, professions, occupations, groups, or matters. A person has a reportable special interest in an item on this list if a change in law, a change in administrative rule, a decision whether or not to award a contract, grant a license or permit, discipline a licensee or permittee, or other decision by government affecting the listed business, profession, occupation, group, or matter would potentially have a greater financial effect on you or a family member than it would on the general public:

<input type="checkbox"/> 1. Any profession, occupation, or business licensed or certified by the State of New Hampshire. List each such profession, occupation, or category of business: _____	<input type="checkbox"/> 2. Health Care	<input type="checkbox"/> 3. Insurance	<input type="checkbox"/> 4. Real Estate, including brokers, agent, developers, and landlords	<input type="checkbox"/> 5. Banking or financial services	<input type="checkbox"/> 6. State of New Hampshire, county, or municipal employment
<input type="checkbox"/> 7. N.H. Retirement System	<input type="checkbox"/> 8. Current use land assessment program	<input type="checkbox"/> 9. Restaurants/ lodging	<input type="checkbox"/> 10. Sale and distribution of alcoholic beverages	<input type="checkbox"/> 11. Practice of law	
<input type="checkbox"/> 12. Any business regulated by the Public Utilities Commission	<input type="checkbox"/> 13. Horse or dog racing, or other legal forms of gambling	<input type="checkbox"/> 14. Education	<input type="checkbox"/> 15. Water Resources		
<input type="checkbox"/> 16. Agriculture	<input type="checkbox"/> 17. N.H. Taxers	<input type="checkbox"/> Business Profits Tax	<input type="checkbox"/> Business Enterprise Tax	<input type="checkbox"/> Interest and Dividends Tax	<input type="checkbox"/> 18. Optional. Specify any other area in which you have a special interest: _____

I have read RSA 15-A and hereby swear or affirm that the foregoing information is true and complete to the best of my knowledge and belief. RSA 15-A:9 Penalty. Any person who knowingly fails to comply with the provisions of this chapter or knowingly files a false statement shall be guilty of a misdemeanor.

Date 6/1/16 Signature of Reporting Individual [Signature]

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Return to: Office of Secretary of State, 107 North Main Street, State House Room 204, Concord, NH 03301

John Manning describes himself as the owner of the Rockingham Cafe. This is not true, according to owner Barl

who described him as a volunteer.



NASHUA — State Rep. John Manning is facing two counts of welfare fraud after allegedly using family members to collect more than \$13,000 in cash and food stamps while working as an unpaid volunteer at Rockingham Cafe.

The legislator — a member the House Committee on Ways and Means which oversees the state treasury — did not respond to requests for comment.

A Hillsborough County grand jury indicted Manning, R-Salem, on two counts of felony welfare fraud March 20.

Prosecutors say Manning, 65, received \$12,640.50 in cash and food stamp benefits between March 2013 and September 2014 after falsely reporting that his niece was living with him. Manning also received nearly \$715 in food stamp benefits during June and July 2015 after intentionally failing to disclose that his son was employed at Rockingham Cafe, according to court documents.

His niece, Gabrielle Wojtyna, told The Eagle-Tribune that she had never lived with Manning. She added that she was shocked when she heard about the charges.

"I had no idea any of this was going on to begin with. I was never contacted by the state or anybody," she said.

His son Steve Manning responded, but declined to answer questions.

Though he represented himself as the owner of Rockingham Cafe on North Broadway in state finance documents, the owner of record, Barbara Valenkas of Salem, said that Manning has never been an owner nor been paid to work at the business.

Valenkas told The Eagle-Tribune that Manning has been an unpaid volunteer at the

restaurant since it opened in May 2015.

"I worked on his campaign for state representative. This is his way of paying me back for helping him," she said.

According to the New Hampshire Secretary of State's business registry, Valenkas is listed as the sole owner of the Rockingham Cafe.

Manning, however, listed his primary occupation as "restaurant owner" and his work address as Rockingham Cafe's location in documents filed with the New Hampshire Department of State in June 2016.

New Hampshire Department of Health and Human Services Communications Director Jake Leon declined to say what prompted the department to investigate Manning, instead referring questions to the Hillsborough County Attorney's Office. County Prosecutor Kathleen Brown did not respond to a request for comment.

When asked if the House of Representatives leadership has the authority to penalize Manning or end his tenure in the House, Speaker Gene Chandler, R-Bartlett, asserted that Manning is innocent until proven guilty.

"An indictment is not a conviction and a member of the New Hampshire House should be afforded the same right to due process as any member of the general public. The representative will have his day in court and until such time, he is considered to be innocent until proven otherwise," he said.

Manning is currently serving his third consecutive term in the state House of Representatives after returning to politics in 2010. He had previously served as a state representative from 2002 to 2006.

In 2005, Manning was charged with serving beer to an underage friend of his daughter's at his Rockingham Park restaurant. The girl, Sheryl Brown, then crashed her car and was convicted of driving while intoxicated.

The charges were dropped when Brown failed to appear in court to testify against Manning, according to the Associated Press.

Manning will be arraigned April 13. His trial is scheduled to begin on Dec. 15.

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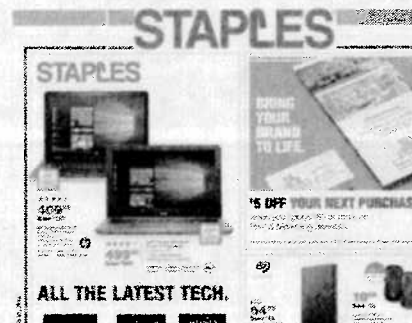
## This Week's Circulars



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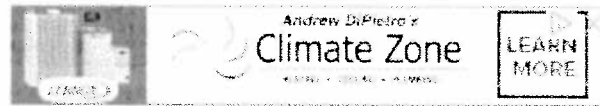


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FEATURED

## Mass General, Catholic Medical Center to join Tuscan Village

Healthcare providers plan multi-service medical facility, including New England Heart and Vascular Institute

By Allison DeAngelis [adeangelis@eagletribune.com](mailto:adeangelis@eagletribune.com) Apr 5, 2018



Courtesy photo. A rendering of the Tuscan Village shops and housing.



SALEM, N.H. — Massachusetts General Hospital and the Catholic Medical Center are the latest businesses to sign on for a spot in the Tuscan Village development.

The healthcare providers announced Thursday that they have signed a letter of intent with developer Joe Faro and Spaulding Rehabilitation Hospital, Partners Community Physicians Organization and Massachusetts Eye and Ear for a new multi-service medical facility.

Salem is one of the most densely populated parts of the state, “yet many residents wind up traveling significant distances for both routine and advanced medical care,” says Dr. Joseph Pepe, president and CEO of Catholic Medical Center in Manchester. “By working together, we can offer comprehensive care in a more convenient location. I commend Joe Faro for having this kind of transformational vision for Salem and for including world-class health care in that plan.”

The medical organizations will explore which services are needed locally over the next few months, according to a press release.

They have already decided that the New England Heart and Vascular Institute will be included in the mix. Catholic Medical Center and the Massachusetts General have had a clinical affiliation in advanced heart care since August 2016.

Initial construction began on the mixed-use Tuscan Village development last year. Once completed, the former Rockingham Park racetrack site will include housing, a hotel, retail and restaurant space, a cinema, supermarket and more.

The medical facility will fill between a third and half of the 600,000 square foot office park slated for the southern portion of the site.

“Tuscan Village will be a new, vibrant community for Salem, offering a unique place to live, work, and play. Having a world-class health care facility on-site is essential, so collaborating with (Catholic Medical Center), Massachusetts General and other excellent



hospitals and providers makes perfect sense," developer Joe Faro said. "Not only will Tuscan Village benefit from these high-quality healthcare services, but so will all of southern New Hampshire."

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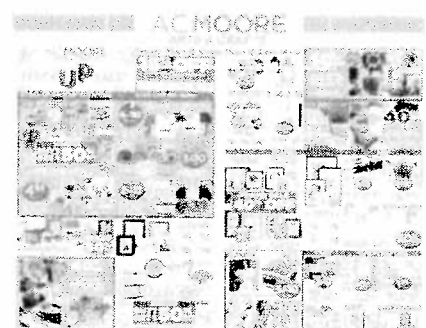
## This Week's Circulars



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April 04, 2018 9:55PM

# CMC, Mass. General to team up for new Salem office

By MICHAEL COUSINEAU

New Hampshire Union Leader

Catholic Medical Center wants to team up with Massachusetts General Hospital and a few others to occupy a medical office building offering specialty services in the new Tuscan Village in Salem.

"Our goal was to create a super-regional medical destination," Tuscan Village developer Joe Faro said in an interview Wednesday.

The building would be constructed across from the Mall at Rockingham Park and include Spaulding Rehabilitation Hospital, Partners Community Physicians Organization and Massachusetts Eye and Ear.

Faro said that Tuscan Village and the adjoining North Tuscan Village, which involves other developers, will see "pretty close to a billion dollars" in investment over time.

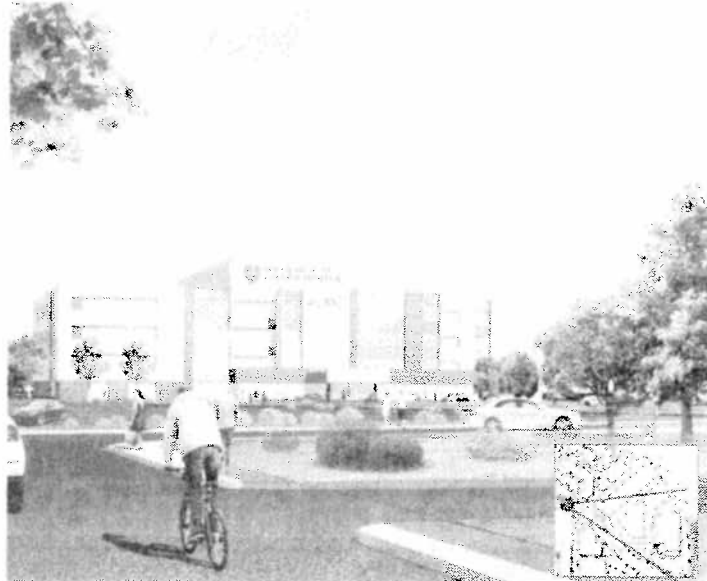
He didn't have a cost estimate for the medical building yet.

Residences, stores and entertainment also are planned there or under development.

The medical organizations have signed a nonbinding letter of intent to explore developing the medical building. It will be formally announced today.

Faro said he also is working on other deals for a theater, a corporate headquarters and for a hotel chain (Marriott or Hilton) to manage a planned hotel to open in 2021.

Faro said the medical project would occupy 200,000 to 300,000 square feet.



(/storyimage/UL/20180405/NEWS12/180409628/AR/0/AR-180409628.jpg?q=100)

An architect sketch shows the Mass. General/CMC building planned for Tuscan Village in Salem. (CMC)

He said he anticipated a 2021 opening, though that could change.

"It's really a comprehensive medical campus if you will," Faro said.

Preliminary plans include treatment for heart and cancer patients as well as building an urgent care center, which could be used by people living in 750 planned residences that are part of the development, Faro said.

CMC President and CEO Joseph Pepe said it will take months to finalize plans.

"We believe Salem is an untapped market, so for the Salem patients and surrounding community, we believe it will be bringing that access to high-quality, high-severity care" that some people travel to Massachusetts to receive, Pepe said in an interview.

Pepe said plans remain fluid as far as what services might be offered in Salem.

He said CMC patients, for example, could benefit from receiving treatment for routine heart care.

"They're having some discomfort in their chest and they want to see a cardiologist," Pepe said. Those patients might get a stress test or some treatment there.

CMC and Massachusetts General have worked under a clinical affiliation in advanced heart care since August 2016.

"We are excited to be exploring this opportunity with CMC and, understanding the potential it offers, to extend access to highly specialized medical expertise in the Salem community," Peter Slavin, the MGH president, said in a statement. "This collaboration speaks to our shared dedication to providing the best level of care to patients."

*mcousineau@unionleader.com*

April 11, 2018 1:59PM

# L.L. Bean and Legal Sea Foods eyeing Tuscan Village as project comes together in Salem

By MICHAEL COUSINEAU

New Hampshire Union Leader

SALEM — L.L. Bean, Legal Sea Foods and Boston Interiors are talking with the developer of Tuscan Village about possibly locating at the nearly \$1 billion development.

"It gives New Hampshire a head start into creating its own economic bubble," developer Joe Faro said during a tour of the site, which is located next to the Mall at Rockingham Park.

Redevelopment of the former Rockingham Park horse racing property calls for 2.75 million square feet of new businesses on 170 acres, including 50 acres in North Tuscan Village.

It will create about 6,000 jobs, according to Faro.

Upwards of 300 people are working on the site now, with 2,000 construction workers expected within the next



(/storyimage/UL/20180411/NEWS02/180419799/AR/0/AR-180419799.jpg?q=100)

A community of apartments and condos is taking shape at Tuscan Village in Salem at the site of the former Rockingham Park. (DAVID LANE/UNION LEADER)



year, said Faro, CEO of Tuscan Brands Development.

Faro, who lives in Hampton, said the property will produce \$10 million in new property taxes yearly.

The first residents to move onto the property — in new apartments with a starting price of about \$2,000 a month — are expected in August.

A new Ford dealership will be the first business to open, May 15. A Market Basket supermarket should open late this year.

**(/storyimage/UL/20180411/NEWS02/180419799/EP/1/1/EP-180419799.jpg?q=100)**

Developer Joe Faro shows a new Ford dealership at Tuscan Village at the site of the former Rockingham Park in Salem. (DAVID LANE/UNION LEADER)



A five-story medical office building, which will include Catholic Medical Center and Massachusetts General Hospital facilities, will cost an estimated \$250 million alone, Faro's first pricetag for that piece.

Salem Planning Director Ross Moldoff called the mixed-used development "transformational" for the town.

"The big question" is how nearby roads, including Route 28 and Rockingham Park Boulevard, will handle the increased traffic, he said, adding that the developer has

**(/storyimage/UL/20180411/NEWS02/180419799/EP/1/2/EP-180419799.jpg?q=100)**

A new clubhouse and apartment complex is almost complete at Tuscan Village in Salem. (DAVID LANE/UNION LEADER)



promised to make road improvements.

"Will the town be able to handle that traffic impact," he said. "We have our own traffic consultant who is reviewing everything their traffic consultant is preparing. We also have the state Department of Transportation reviewing a lot of the work."

Faro said Gov. Chris Sununu and state leaders are helping to lure a corporate headquarters to the site.

(/storyimage/UL/20180411/NEWS02/180419799/EP/1/3/EP-180419799.jpg?q=100)

Site work continues as buildings go up in the background at Tuscan at the former site of Rockingham Park. (DAVID LANE/UNION LEADER)



"He is in a unique spot geographically right on the border," said Taylor

Caswell, commissioner of the state Department of Business and Economic Affairs.

Caswell, whose department talks to out-of-state companies expressing interest in moving to New Hampshire, said Faro could draw interest from Massachusetts firms.

He put the odds at "pretty good" for Faro.

"These mixed-use properties are really sort of favored by a growing number of companies, so I think he's got a lot of things going for him on that spot," Caswell said.

Faro said he paid \$50 million for the 170 acres and sold off 50 acres to other developers for an undisclosed amount.

On Wednesday, workers installed fieldstone on the exterior of Tuscan-style villas that will sell for \$489,000 and up.

A proposed 154-room hotel, to be managed either by Marriott or Hilton, will cost an estimated \$40 million and open in 2021.

The hotel will be built around a lake containing bass.

Other plans, not yet finalized by contract, include a movie theater with a "high-end craft

beer concept.”

Faro will build a Tuscan Market and Tuscan Village on site.

He wouldn't confirm whether Scandinavian home furnishings giant IKEA is interested in the site.

The Union Leader reported in January that plans filed with the town showed diagrams that resembled the store's exterior.

Other items include an atrium-style wine bar with an adjoining bocce court and outdoor seating.

Policy Brook, an underground brook recently discovered, will be incorporated into the project's green space.

The project will spend tens of millions of dollars on site work and infrastructure, including moving a half million yards of dirt.

“Everything is scheduled to open by the end of 2021,” Faro said.





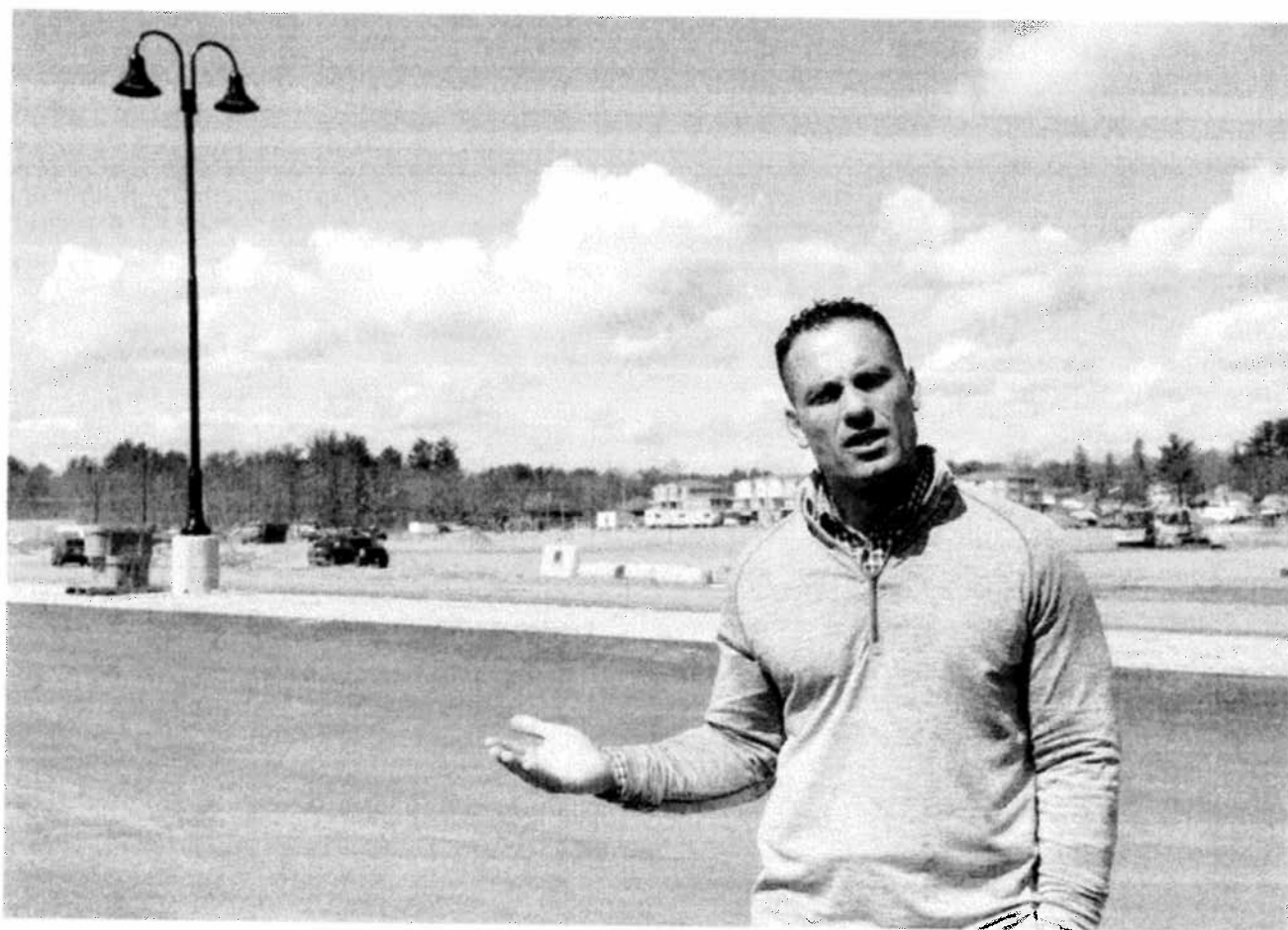
[http://www.eagletribune.com/news/large-companies-eye-space-in-salem-s-tuscan-village/article\\_5efa5a1d-a367-5381-b861-0d3a624a88b3.html](http://www.eagletribune.com/news/large-companies-eye-space-in-salem-s-tuscan-village/article_5efa5a1d-a367-5381-b861-0d3a624a88b3.html)

FEATURED

## Large companies eye space in Salem's Tuscan Village

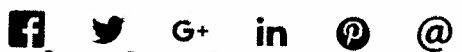
Faro: WeWork, Trader Joe's, Legal Seafoods and L.L. Bean in talks, but no Ikea slated for development

By Allison DeAngelis [adeangelis@eagletribune.com](mailto:adeangelis@eagletribune.com) 15 hrs ago



TIM JEAN/Staff photo Joe Faro, developer of Tuscan Village talks about the progress of several buildings under construction at the site of the former Rockingham Park race track in Salem, New Hampshire.

Tim Jean



SALEM, N.H. — Change is underway in Salem, and several large retailers, restaurants and businesses are eyeing the developments.

Roughly a year after developer Joe Faro and his team broke ground on Tuscan Village, there are no signs of the race course and stables that stood in Salem for more than a century. The site is now a blank canvas — save a few artifacts from the racetrack — with buildings quickly popping up and more than 100 trucks and bulldozers scurrying around.

As some of the first elements of Tuscan Village near completion, Faro discussed the project and unveiled some of the new tenants coming to town.

Crews are near the finish line on constructing the 96 townhouses and 256 apartments.

The townhouses start at \$469,900 and the one-, two- and three-bedroom apartments start below \$2,000 a month. Renters will begin moving in this August.

The Ford car dealership along Broadway is scheduled to open in mid-May, and construction on Phase Two will start this June.

When it's finished, the \$1 billion mixed-use development will bring in more than \$11 million annually in taxes and 6,000 permanent jobs to Salem.

Faro revealed Wednesday that the development will now also include a continuing education campus with a nearby university and a new upscale Market Basket prototype store with a cafe, more prepared food options.

He is also in discussion with co-working/office space company WeWork, Trader Joe's, Legal Seafood, L.L. Bean, Restoration Hardware, The Container Store, a craft brewhouse, a Spanish tapas restaurant and an upscale bowling alley. The potential tenants have not yet signed agreements to open locations in Salem.

Faro said that the mixture of retail, residential, healthcare and other space is appealing to the corporations that he has talked to about filling 200,000-square-feet of business space and financial wise.

"When talking to these businesses about a corporate headquarters, I've found that they want to build where their employees can get benefits. Where they can run a quick errand or walk over and have a meeting at a wine bar," he said.

The latest site plan, which was released this week, no longer shows the 350,000-square-foot blue-and-yellow design district/retail anchor that was included in signage documents filed with the town late last year. The images prompted some to speculate that furniture store Ikea would be coming to Salem.

Rather, a medical facility led by Massachusetts General Hospital and Catholic Medical Center will fill up to 300,000-square-feet of space kitty-corner to Interstate 93 and Rockingham Park Boulevard.

"I'm so excited about this Mass General plan, because it's going to be so much more impactful," Faro said. "Sometimes, the best deals are the ones you don't make."

The medical centers signed a letter of intent earlier this month, and are still determining what services they will offer in Salem.

The full Tuscan Village development is expected to be completed in 2021.

1 comment

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**Matt\_Ferrara**

12 hours ago

Tuscan Village will be good for your daily workout. You won't be able to drive anywhere in Salem by 2021. What a mess this town will be.

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## Salem construction management company to oversee Tuscan project

By Allison DeAngelis [adeangelis@eagletribune.com](mailto:adeangelis@eagletribune.com) 23 hrs ago



SALEM, N.H. — Tuscan Village developer Joe Faro is partnering with a local construction management group to oversee the next few years of work on the 170-acre mixed-use property.

Trident Project Advantage Group will oversee the project's design, construction, permitting and cost/schedule moving forward. The company, which is located on North Broadway, has previously worked on Gillette Stadium, Terminal A at Logan International Airport, the New England Aquarium's west wing addition and other university, hotel and business projects.

"Tuscan Village is going to be the gateway to New Hampshire and will be a vibrant and transformative new community," Faro said in a press release. "To accomplish this, we need the most dynamic and experienced professionals in the industry and adding Trident makes our team even stronger."

Trident's founder, Gino Baroni, will oversee the work. Baroni did not respond to questions about the partnership and its timing.

Crews are close to wrapping up construction the North Village, which is the smallest portion of the project. A Ford car dealership will open in the next couple of weeks, and residents will begin to move into the townhouses and apartments this summer.

Construction on the larger elements, including a hotel, movie theater, shopping plaza and medical facility to be run by Massachusetts General Hospital and Catholic Medical Center, is scheduled to start next month.

The full development is expected to be completed in 2021.

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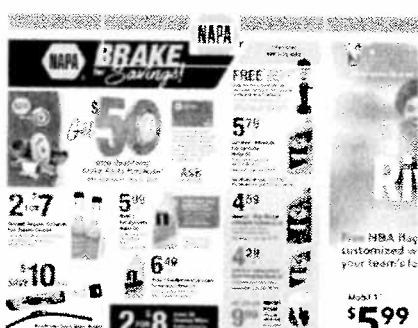
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EDITOR'S PICK

## Salem: Lottery fines Cheers poker room \$12,500

Owner disputes commission report, says findings not accurate

By Allison DeAngelis [adeangelis@eagletribune.com](mailto:adeangelis@eagletribune.com) Jun 11, 2018



Allison DeAngelis/Staff photo. Cheers Poker Room and Casino in Salem was fined \$12,500 by the state Lottery Commission for allegedly violating state regulations. Owner Dan Dandreo disputes the violations.

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SALEM, N.H. — After being shuttered by the state Lottery Commission June 2, Cheers Poker Room and Casino is facing further penalties for allegedly violating a half dozen state regulations over the last six months, according to commission documents.

Among the violations the commission lists, are that the charity gaming room failed to submit financial and promotional reports, incorrectly listed the casino owner as owning the building and deleted surveillance videos less than 45 days old — all in violation of state rules.

Cheers is facing \$12,500 in fines and a \$125,000 increase in their state bond, according to a letter from the Lottery Commission.

Owner Dan Dandreo denied the alleged violations on Monday.

"They are proposing fines for issues that (I) completely dispute and are not accurate," he said.

The gaming commission says that the violations began a month after Cheers opened on Dec. 30, 2017. The commission says that it warned Dandreo multiple times between February and May, according to their May 24 letter imposing the fine.

Cheers has been closed since June 2 after the commission suspended the business' facility license.

According to the commission, the business owners had failed to correct issues with their application, including completing the required background and criminal records checks and provide correct and providing up-to-date information to the New Hampshire Attorney General's office, Director of Racing and Charitable Gambling Valerie King said last week.

Dandreo is scheduled to meet with the Lottery Commission about the facility license on Tuesday.

He has until June 23 to either request a hearing to contest the latest alleged violations or pay the fine. Dandreo has yet to respond to the notice, according to the lottery commission.

## Correction

Originally this story incorrectly stated a letter from the commission named the owner's son in relation to the fines. His sons were not mentioned letter.

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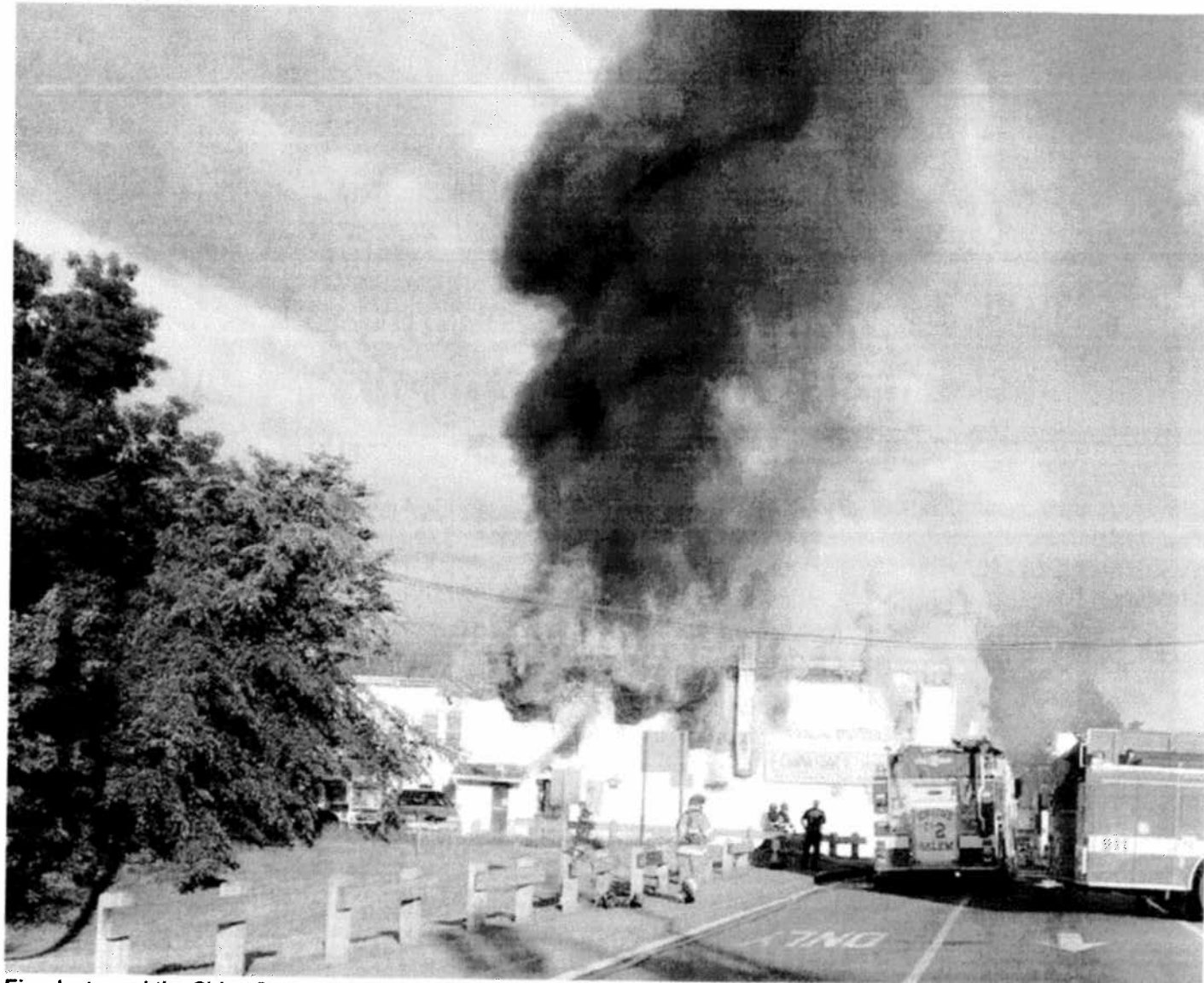
# China Star restaurant, 10 apartments destroyed by fire in downtown Salem, 2 firefighters injured



By RYAN LESSARD

Union Leader Correspondent

June 13, 2018 10:53 AM



Fire destroyed the China Star restaurant in downtown Salem early Wednesday morning. (Courtesy)

SALEM - A 3-alarm fire destroyed a landmark downtown restaurant, 10 apartments and another business early Wednesday morning.

An alarm alerted the fire department about 5:35 a.m., Salem Fire Chief Paul Parisi said crews arrived within minutes to find flames tearing through the China Star restaurant on the first floor.

Apartments in the upper floors and rear were evacuated from the 2.5 story building at 80 Main St., located across the street from the Tuscan Kitchen Restaurant.

Chief Parisi said the building collapsed about two hours into battling the blaze.

Resident Brian Zurita, 22, said he and his 19-year-old brother Daniel, 13-year-old sister and parents lost just about everything in the fire.

"Tried to grab my shoes and a backpack real quick and get a safe distance away," Zurita said.

Daniel escaped with only the clothes on his back and a cell phone. He was still barefoot an hour after the fire had been extinguished.

First responders from the American Red Cross sat down with families to provide assistance.

Zurita said a neighbor getting ready for work noticed the fire and knocked on everyone's door to wake them.

Parisi said 13 of the 17 residents were home at the time, but everyone has been accounted for.

During the fire, a ceiling collapsed on two firefighters. They were transported to Holy Family Hospital in Methuen as a precaution, but Parisi said they are both fine.

In addition to the China Star, the building was home to Venue Vapors, which also was destroyed.

A total of 10 fire engines and three ladder trucks deployed to fight the fire, with additional help from all the surrounding towns, said Parisi.

Joe Faro, the owner of Tuscan Kitchen was on the scene. He set up tables with food and water for first responders and was providing free breakfast and lunch for families displaced by the fire.

"We're here. We're part of the community. If there's a need, we fill it," Faro said.

The combined 16,080-square-foot building was assessed at a value of \$670,000 by the town, according the Salem tax collector database. It's owned by WS Realty Trust.

Sally Lee, one of the trustees, wasn't at the property when the fire started but came to the scene to help connect residents with the Red Cross.

Lee said she has no plans yet to rebuild. An excavator was on site as of 10 a.m. clearing debris.

Assistant Fire Chief Larry Best said it's up to the landowners to fence off the property and remove the wreckage.

Salem Fire Marshal Jeff Emanuelson said they found no evidence of anything suspicious. The fire began in the kitchen of the China Star restaurant, he said.

Emanuelson said investigators are interviewing residents but the cause of the fire will likely be "undetermined."

It was not related to natural gas and the owners reported no issues with the electrical system, he said.

The the building was old and had no sprinkler system contributed to the severity of the fire, according to fire officials.

Unitil was at the scene Wednesday to dig out and cap the natural gas line leading to the building.

Best said the town would clear debris from the street and reopen it to traffic by the afternoon.

# Business

8/11/18 Union Leader

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NEW HAMPSHIRE UNION LEADER

Wednesday, August 1, 2018

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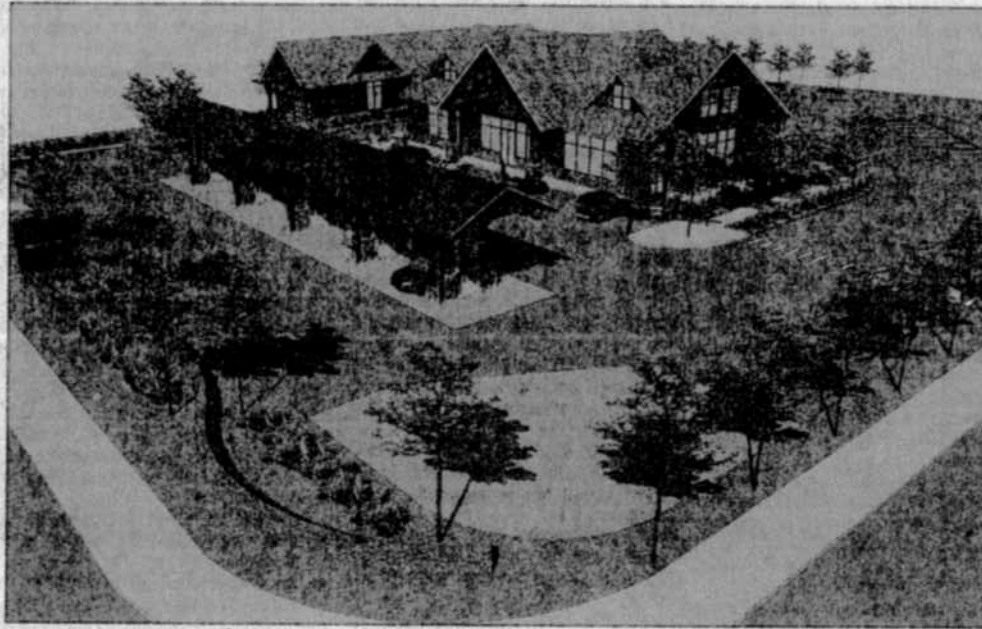
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An  
artist  
rendering  
of the new  
complex  
in Salem



## Klemm's gas station proposed in Salem

By RYAN LESSARD  
Union Leader Correspondent

SALEM — Klemm's Family Trust has proposed a new gas station, doughnut shop and car wash facility on Main Street near Enterprise Bank and Tuscan Market.

"It's definitely a service that's needed in that area," said co-owner Thomas Klemm.

Town Planner Ross Moldoff said the plans were submitted to the town last Tuesday and will be presented before the Planning Board at its next meeting on Aug. 14.

"They're proposing a 6,500-square-foot convenience store with a drive-thru doughnut shop," Moldoff said.

The gas station will have five pumps with a total of 10 fueling stations. And there will be a 3,000-square-foot narrow drive-thru car wash facility.

"The site is located next to the Tuscan Market driveway," Moldoff said.

He said the site is currently used for overflow parking.

"That's one of the issues that we'd have to talk about," Moldoff said.

According to Moldoff, some of the potential concerns during the Planning Board meeting include adding more traffic to an area of town that is already dealing with "significant" traffic, reduced parking and compliance with zoning rules which prohibit gas stations, convenience stores associated with gas stations and drive-thrus.

The location of the proposed gas station falls within the Depot Village Overlay District, which Moldoff said the town drew in 2011 with the goal of creating a more pedestrian-friendly downtown area.

Klemm said he currently operates two Mobil stations in Windham and one in Salem. This station would be an Exxon because of the proximity of another Mobil station on Route 28.

He believes there will be sufficient parking, especially after Tuscan Market and Tuscan Kitchen are relocated into the Tuscan Village development area.

Klemm hopes to get a waiver from the board to allow for the zoning compliance issues.

This would be the first car wash built by Klemm's Family Trust.

The convenience store will sell cigarettes, beer and beverages, and it will have space for a doughnut shop and sandwich shop. Klemm said the preferable brands would be Dunkin' Donuts and Subway, but no tenants have signed on yet.

It would cost more than \$4 million to build, Klemm said.

Thomas Klemm and his brother Arthur are co-owners of Klemm's Family Trust. Klemm said he is related to the owners of Klemm's Bakery in Windham but that is a separate company.

The plans were originally filed with the town under the name Two Brothers Properties. MHF Design is contracted as the civil engineering firm for the project.

ldnews@unionleader.com

## News

### Credit union names new CEO

NASHUA — Triant Union appointed MacKnight as CEO, beginning January.

Currently Triant financial officer, MacKnight has been employed by the credit union for more than 24 years and has previously held various positions within the company including teller, staff accountant, and vice president of finance/control night, who is married and has four children, the finance chair and a member for the Army of Nashua.

Triangle's CEO, Maurice Simard, held the role of CEO for 34 years, will be at the end of December.

### Wednesday deal for marketing

MANCHESTER — Say Marketing/Comm plans to give one land-based company worth of free marketing services, valued at \$75,000. Bidders must be a organization in business at least three years.

The Manches company plans to candidates to five in August and announce winner in September. The winner will be selected through online voting. Enter now. [ow.ly/18IH30ldbfE](http://ow.ly/18IH30ldbfE) p.m. today



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EDITOR'S PICK

FEATURED

## Gas station, car wash and more proposed for Main Street in Salem

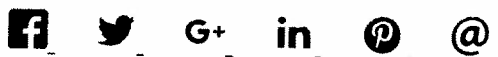
Planning director: Current ordinance does not allow for gas stations and convenience stores on that parcel

By Breanna Edelstein [bedelstein@eagletribune.com](mailto:bedelstein@eagletribune.com) Aug 7, 2018



Renderings submitted to the Salem Planning Department show a gas station, convenience store, doughnut shop and car wash proposed at 55 Main St.

Courtesy photo/Salem Planning De



SALEM, N.H. — A local business owner hoping to bring a gas station, convenience store, car wash and drive-thru doughnut shop to Main Street will present the concept to the Salem Planning Board next week.

Thomas Klemm, of Two Brothers Properties, co-owns two gas stations with convenience stores in Windham and another in Salem. The addition of a car wash has been a longtime goal for when the right location cropped up, he said.

He's eyeing 55 Main St., a parcel used as overflow parking for Tuscan Kitchen and Tuscan Market's flagship locations, according to Planning Director Ross Moldoff.

Moldoff said the area is part of the Depot Village Overlay District, meaning it falls under a 2011 ordinance that encourages a mix of commercial, office and residential uses in a "village-style, pedestrian-friendly environment."

"The key issue here is that the ordinance does not allow gas stations and conveniences stores and drive-thru coffee shops," he said. "The question is whether or not the planning board will allow those uses."

Moldoff is planning to argue also that a car wash doesn't belong there, in the lot not far from Exit 2 off of Interstate 93.

"It specifically says that the purpose of the ordinance is to have development that's more pedestrian-friendly, more downtown oriented," he said. "they want to limit and discourage highway oriented trips for commercial uses. That's basically what this is, and what the board will have to decide."

Klemm argues that the ordinance is outdated, and that the development of Faro's nearby Tuscan Village — a massive development bringing thousands of housing units, office space, retail areas and a medical center to town — would benefit from the services he wants to offer.

"I've lived in Salem for 40-odd years, and the project that Mr. Faro has going at the racetrack (the former Rockingham Park site) is going to draw an awful lot of traffic. Those people are going to need these conveniences."

Klemm will approach the board Tuesday for conditional use approval, meaning that all of the studies required of developments in town have yet to happen.

Renderings show 10-pumps at an Exxon station and a Klemm's convenience store attached to an unspecified "doughnut shop." The car wash is depicted next to that, as well as 41 parking spaces in back.

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Jon\_Christenson

4 hours ago

We already have plenty of those things... Why not bring something new to the town?

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## Eagle Tribune Events



Wed, Aug 15

Wed, Aug 08



Prisoner Wine Dinner with  
Tuscan Kitchen Salem  
Tuscan Kitchen

Keller Williams BBQ  
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August 09, 2018 10:11AM

# Tuscan Village to have outdoor entertainment viewable from upper floor restaurants

By RYAN LESSARD

Union Leader Correspondent

SALEM — Tuscan Brands CEO Joe Faro says he made changes to the Tuscan Village development to expand outdoor entertainment after visiting new developments across the country.

**The recently updated plans**



(/storyimage/UL/20180809/NEWS02/180809530/AR/0/AR-180809530.jpg?q=100)

Tuscan Brands CEO Joe Faro says he made changes to the Tuscan Village development in Salem to expand outdoor entertainment after visiting new developments across the country. Entertainment offerings could include a cinema, bowling alley and a courtyard venue for outdoor music shows. The conceptual rendering shows a space for a comedy club. (PRELLWITZ CHILINSKI ASSOCIATES)

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L.L. Bean, Legal Sea Foods among those eyeing Tuscan Village project, developer says  
(/business/ll-bean-legal-sea-foods-among-those-eyeing-tuscan-village-project-developer-says--20180411)

Proposed giant blue store in Salem yet to be ID'd (but it sure looks like an IKEA)  
(/business/proposed-giant-blue-store-in-salem-yet-to-be-idd-but-it-sure-looks-like-an-ikea-20180125)

Concept design for Salem's Tuscan Village development conditionally approved  
(/business/concept-design-for-salems-tuscan-village-development-conditionally-approved--20180103)

([http://www.townofsalemnh.org/sites/salemnh/files/u121/tuscan\\_village\\_conceptual\\_master\\_plan\\_7-3118.pdf](http://www.townofsalemnh.org/sites/salemnh/files/u121/tuscan_village_conceptual_master_plan_7-3118.pdf)) took a single structure that would have housed a cinema and bowling alley and split it into

two buildings. The gap between them will be a courtyard used for outdoor shows such as music concerts, festivals and other forms of family-friendly entertainment. It can also be used as a skating rink with a Christmas tree in the winter.

"The Tuscan Village will program that entertainment as a service to the development," Faro said.

He said the buildings bordering the courtyard will have restaurants in the upper floors with terraces on which people can eat, drink and watch the show below.

Faro said he thinks it would give people more reason to visit the new downtown space. He got the idea after visiting a number of "aspirational" developments in states including Texas, Ohio and California.

"There's some interesting things happening," Faro said.

At the Legacy West development in Dallas, Texas, Faro was particularly awed by a country music concert in an outdoor stage area made of shipping containers with a gravel floor; diners in second- or third-floor restaurants could watch the show.

"It was really alive," he said.

After seeing that, Faro met with his vice president of development, Mike Powers, and they drew up some new plans for a Tuscan Live area. He then unveiled them at a retail conference in Boston last month.

Faro has also drawn up improvements of the linear park area above Tuscan Boulevard, the main strip bisecting the village, with additional pathways and a bike path that connects with the Salem Bike-Ped Corridor.

Overall, Faro doesn't expect any changes to the anticipated tax revenue (\$11 million annually) or projected jobs (6,000) by the 170-acre, \$1 billion mixed-use development.

So far, nearly 350 housing units have been completed; there will be another 560 in the second phase, Faro said.

Corsa, a four-building apartment complex with 256 market-rate units, will be opening in a couple weeks.

As part of the second phase, Faro recently submitted plans to the town planning board for a 281-unit housing complex. The single building, which will be developed by Hanover Companies, will look like a city block, Faro said.

Construction of a new Market Basket has begun, and in a few weeks, most of the roadway and infrastructure construction will start, Faro said.

By next spring, he hopes to commence work on the South Village section of the development and a 200,000-square-foot medical building. By fall 2019, he hopes to start construction of the central village. Everything is expected to be finished by April or May 2021, he said.

*ldnews@unionleader.com*

# OPINION

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Publisher

**David Joyner**  
Executive Editor

**Tracey Raub**  
Managing Editor

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## oad map for a etter sheriff's department

blems with record keeping and  
cial management in the Essex  
ty Sheriff's Department that put  
yers' money at risk have been well  
ented. So the report by State Audi-  
zanne Bump's office, released this  
served more to underscore the  
that need fixing after former Sher-  
nk Cousins left office, than to shed  
on any new problems.

en Sheriff Kevin Coppinger took  
he department in January 2017, he  
for the audit to create a baseline  
administration got rolling. That's  
imes the practice in private indus-



## Letters to the editor

### Koh has passion, vision needed in 3rd District

To the editor:

understands that if we want to to voters' concerns and



soundoff@eagletribune.com

### City in a town

Take a close look at plans for Tuscan Village, and you'll see that it's turning out to be a city within a town. It will have a hospital, office building, apartments, condos, retail stores, lake, bowling alley, comedy club and who knows what else? What's missing? It should have its own fire department, ambulances and security force. Why should Salem be burdened by the need for services this city will create? The only thing left to do is appoint Joe Faro as mayor. Then this fiasco will be complete.

### One life

If liberals claim that confiscating all guns will be worth it if it saves just one life, it must follow that deporting all illegal immigrants will be worth it if it saves just one life.

### Middle ground

A recent article in The Eagle-Tribune described

# Tuscan Village grows to 2 million-plus square feet

## Revised master plan adds office space

The revised Tuscan Village conceptual master plan was approved by the Planning Board on July 31. The new plan reflects changes from the previously approved plan for the 120-acre South Village parcel including the elimination of 350,000 square feet of anchor retail, and the addition of more than 500,000 square feet of office space. The total size of the project is now more than 2 million square feet.

The 50-acre North Village includes the Ford dealership, townhomes, apartments, a new Market Basket store and several additional retail spaces now

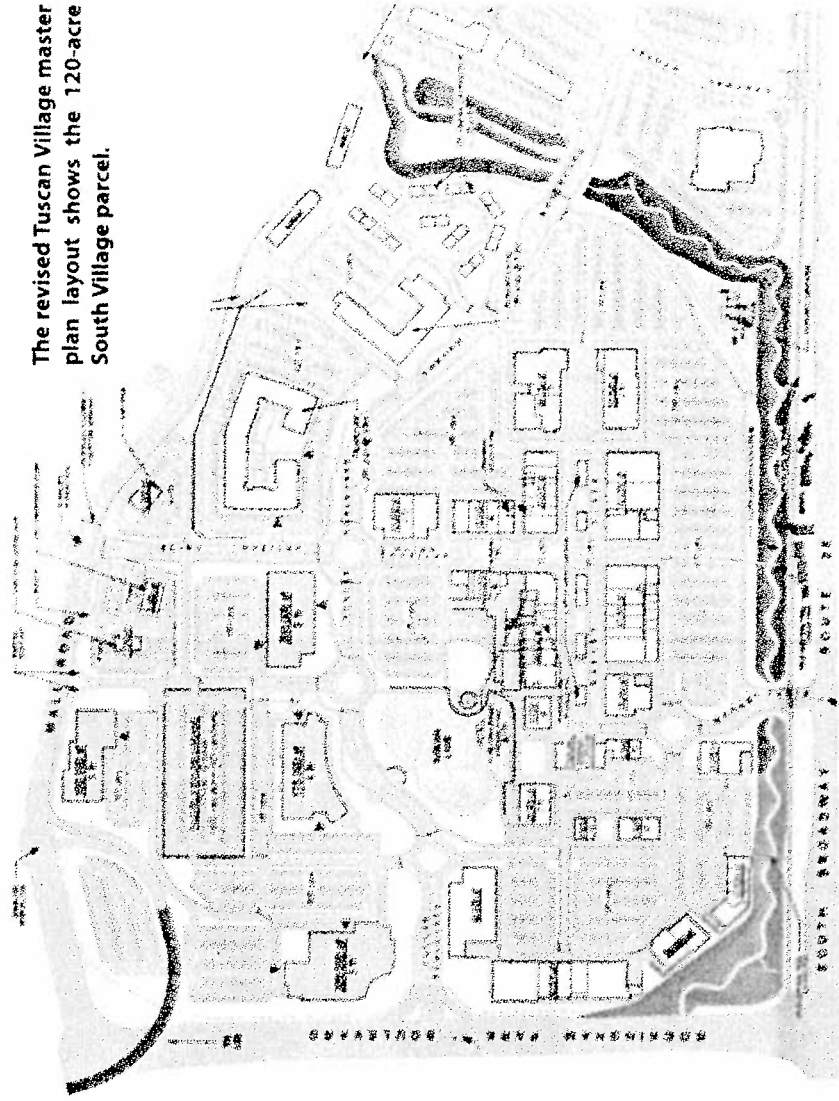
under construction.

Plans for the South Village development show a residential district with 165 assisted-living units on five floors, approximately 20 duplex residential units and 281 residential units on five floors. The office district shows several three- to five-floor professional buildings, a multi-level parking facility and retail outparcels, all on the west side. On the east side, the South Village, downtown district and entertainment district include retail/office, restaurant, entertainment and residential space, and a hotel with lake and

waterfront park.

Traffic plans show four rotary intersections guiding traffic into and out of the village.

The conceptual plan is the first step in the approval process for construction. Each project within the development is reviewed and approved separately as development progresses. The phasing plan shows estimated completion dates through fall 2021.



The revised Tuscan Village master plan layout shows the 120-acre South Village parcel.

### THE BREAKDOWN

This summary of the current Tuscan Village master plan shows the breakdown in square feet.

- Tuscan Retail 12,000 sf
- Other Retail 562,500 sf
- Tuscan Hotel 134,000 sf (160 rooms)
- Office 575,000 sf
- Medical Office 200,000 sf
- Residential (Village) 64,000 sf (75 units)
- Residential (Outparcel) 268,500 sf (275 units)
- Assisted Living 180,000 sf (165 units)
- Senior Housing Duplexes 30,000 sf (20 units)
- Maintenance Garage 18,000 sf
- TOTAL SF FOR PROJECT 2,044,000 SF**

#### Parking

- Surface parking 4,441 cars
- Parking below hotel 150 cars
- Parking garage 1,680 cars

September 2018

SalemLife

# EGG-CELLENT NEWS: Osprey chicks hatch!

## Successful season for relocated osprey pair at Tuscan Village

By Linc Jackson  
Salem Life Writer

Fledgling osprey chicks have been spotted in the relocated nest at Tuscan Village. It is not known if two or three chicks are in the deep nest.

"It's pretty gratifying to have confirmation that the move was successful," said osprey relocation expert Dan Geiger of Oak Hill Environmental Services, who was hired to relocate the nest at Tuscan Village.

The ospreys were displaced because they had built their original nest on top of a light pole in the parking lot of the former Rockingham Park. Developers were required to relocate the nest because migratory birds like the osprey are federally protected. After creating a new platform and nest, selecting a location adjacent to the development, and mounting the platform and nest atop a 52-foot-tall pole, Geiger and the many others involved in the relocation effort could only wait to see if their efforts would be successful.

The first success was confirmed when the pair returned and occupied the nest. The new nest is located approximately a half-mile from the old location, and there was no guarantee that the pair would occupy it. The nest was finished in February and the ospreys returned in March of this year.

"We just had to wait to find out if the pair would be successful mating this year. There were indications that they had, because the adults were seen hunting and returning to the nest with food. But the only way to tell for sure is to see the fledgling chick or chicks," Geiger said.

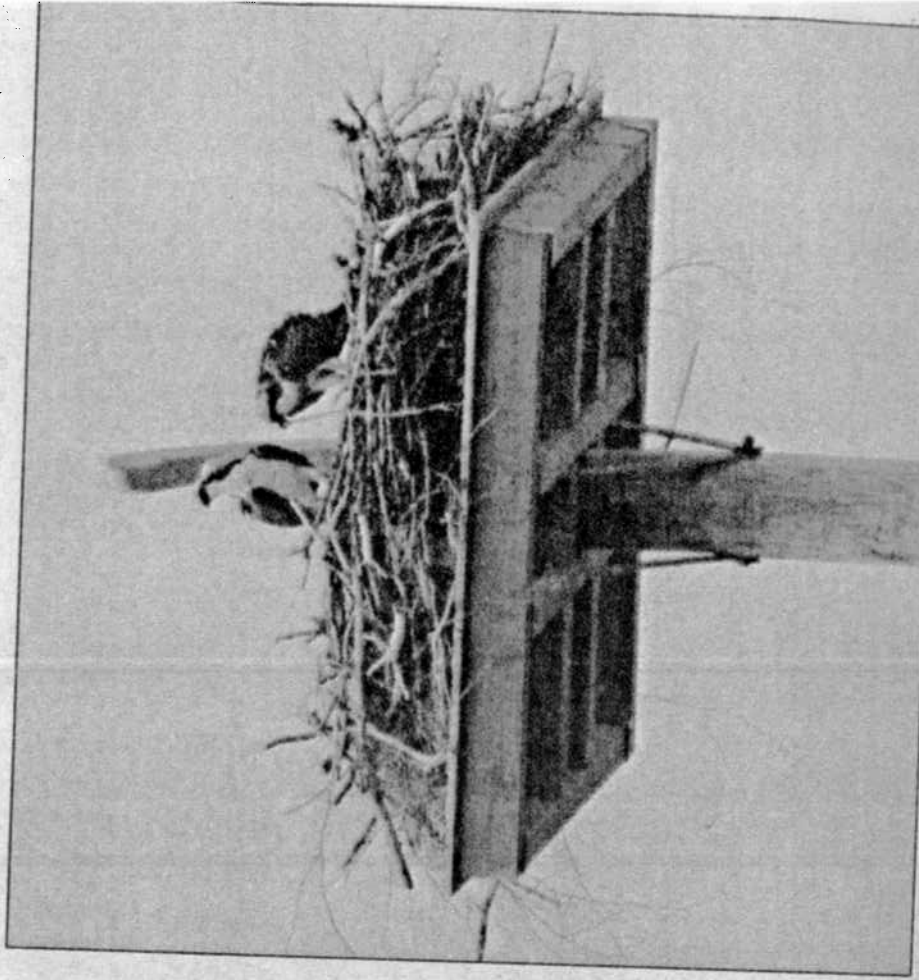
That finally happened in the first week of August when Geiger snapped the photos of the young ospreys atop the nest.

"There was a lot going on there this year with all the development. They didn't seem to be bothered by anything," he said.

It is common for ospreys in the northeastern United States to migrate as far as 6,000 miles to winter in South America. Females and chicks begin their migration before the males. The birds typically return to the same location each year to mate.

"The ospreys will leave soon, traveling south for their migration. It was important that the birds get an early start on the season so the young birds are developed enough to make the long trip," Geiger said. "The fledgling chicks appear to be about  $\frac{3}{4}$  the size of the adults, so it looks to be going well."

In the spring, raptor enthusiasts, experts and local bird watchers will be watching for the pair - and maybe the younger ospreys - to return again.



The osprey chicks appear to be healthy and well-fed, and hopefully strong enough to begin the fall migration. Courtesy photos



# The Rock is burnin'

## 1980 fire was the beginning of Rockingham Park's evolution

By Doug Seed  
Salem Life Writer

Shock and alarming phone calls buzzed through Salem one summer morning 38 years ago. Rockingham Park's July 29, 1980 grandstand fire was abruptly ending an era of exciting and profitable racing that had enjoyed fame and success since 1933. This was devastating to thousands of people who relied on the track for their livelihood and entertainment.

All five of the local motels, its trailer parks and other rental properties were suddenly without summer race fans. Restaurants and other businesses instantly suffered as well. Rockingham Park was one of our bedrock businesses. People don't realize the great loss of horse owners, trainers and jockeys, and support staff who, for decades, had come to Salem for the annual July 4th through Labor Day thoroughbred race season. "The Rock" was a major source of jobs, revenue and tourism for more than a century.

The race track was shuttered after the fire. A stunned town speculated what the fate of the place would be. After a depressing couple of years, a group of investors — Rockingham Ventures Inc. — purchased the property and rebuilt a modern grandstand, sports club and a classy new turf track. They also accomplished an amazing refurb of the whole property. The track reopened with renewed vitality in 1983. Rockingham Park once again enjoyed successful racing seasons and was able to add to their offerings by beaming in simulcast racing from tracks around the country. But, sadly, the grand old Rock's days were numbered.

In 1986, Foxwoods opened a large-scale bingo facility which was very successful. Then when they opened their full-blown casino in 1992, the Salem's horse track's income was instantly slashed — in half, or worse. A large portion of the property was sold off and the Mall at Rockingham Park quickly filled that space.

Times were changing. Young people didn't have the patience for a sport that had a 20-minute gap between its 3-minute races. In the news, horse racing was being condemned

as cruel, and the "sport of kings" was snowballing toward its demise. To the contrary, race horses were pampered, each with its own groom to care for it. These horses were majestic and beautiful and treated well their whole lives — not "shipped off the glue factory" because they lost a race.

The traditional betting system wasn't helping things either. The \$2 bet in 2016 was the same \$2 as it was when the track opened 100 years earlier. No business could survive on hundred-year-old monetary value. The public was now spending their gambling dollars on fast-paced action with lotteries, scratch tickets and the swarm of new casinos popping up in every state. The bygone days of enjoying a lazy afternoon or evening of horse-racing fun — with its brief moments of excitement — were waning.

The final nail in the coffin came at the turn of the millennium. The NH Racing Commission traditionally required that the track submit its plan for the year by a certain date each autumn. Horsemen now were demanding more prize money than the track could guarantee, and that was that. Rockingham Park couldn't come to viable terms with the horse owners, the state's deadline came and went, and live thoroughbred racing at New England's premier track was over. Sulky racing, or "the trotters," continued for a few years, but petered out quickly due to the same lack of enthusiasm from the public.

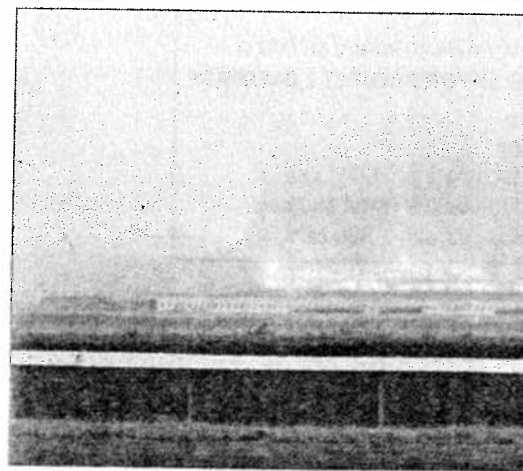
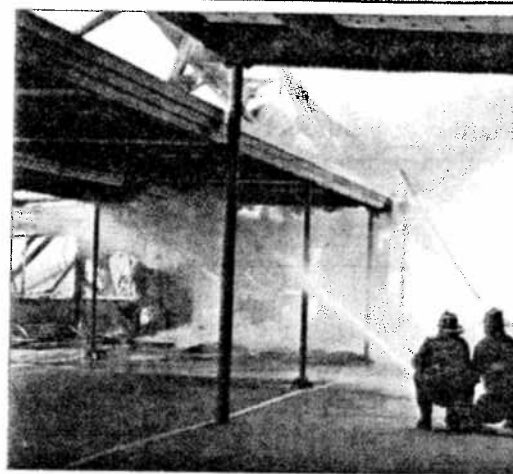
Rockingham limped along for another decade-plus, in hopes of getting video slots and, later, a large, modern casino-hotel complex approved, but no. The hopes for updated, modern gaming were dashed by one or two no-votes in the New Hampshire House.

Rockingham Park closed for good at the end of August 2016, after 110 years and a month. Many said good riddance to the behemoth, but to those who worked there, played there and understood its impact on the town, it was — and still is — a heartbreaking loss.

The history of the track, between 1906 and 1933 is, in itself, a remarkable story ... for another time.

### THANKS,

Who remembers the Rockingham Park grandstand fire? Keith Kennelly lived near the Rock at the time. On July 29, 1980, he grabbed his camera and captured the fire. Salem Life would like to give a special shout-out to Keith for his photographs!



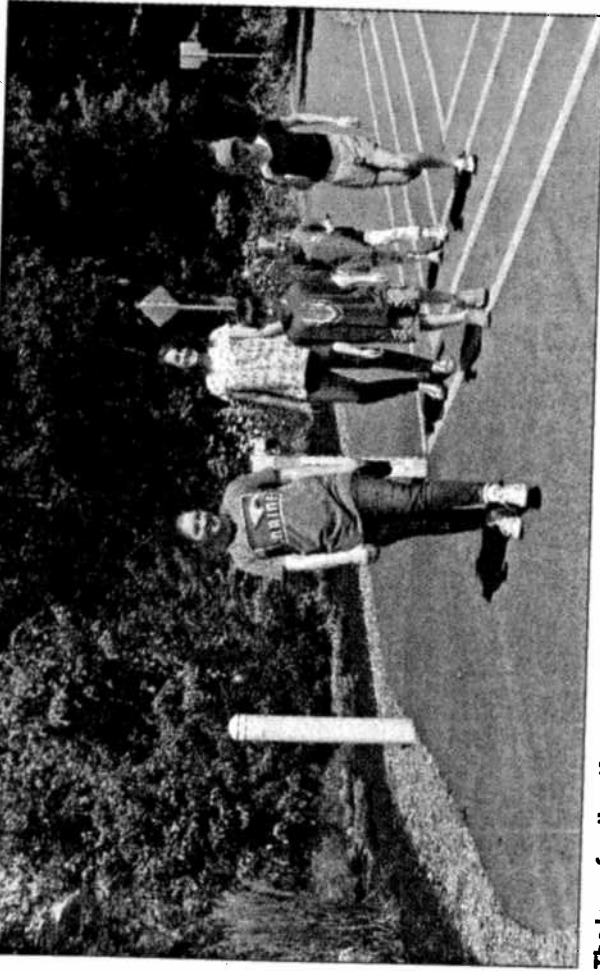
# Bike Ped Corridor created for serene & stunning motor-free commuting

By Alison Colby-Campbell  
Salem Life Writer

We thought we walked the Salem Rail Trail the other day, but were confronted by the fact that there is no such thing.

What we walked was actually the Salem Bike-Ped Corridor and that distinction is ultimately what made the dream a reality, according to Friends of Salem Bike-Ped Corridor Co-chair and Treasurer Dave To-pham.

You see, 20 years ago when the push for a Salem bicycle path started, there was no funding available for a trail for recreational cyclists. However, when Interstate-93 was being revamped and widened from the Massachusetts border to Manchester, non-motorized vehicles were prohibited from riding on the highway. To accommodate those who might commute via bicycle or other alternative methods, the abandoned Boston and Maine Railroad Manchester-Lawrence corridor was recommended -- but not funded. Towns along the corridor sought private funds and federal grants to build what you see today. The Corridor would pass through multiple towns and counties. The Salem



The Lunn family - (from left) Katie, 13; mom Hillary; Cross, 8; Haylee, 6; and Addie, 11 - exits the Salem Bike-Ped Corridor at Old Rockingham Road. Photos by Alison Colby-Campbell

of Derry dropped out of a federal grant for the project, the Town of Salem removed itself from the negotiations and financial support in favor of an all-volunteer group of citizens that later adopted the name Friends of the Salem Bike-Ped Corridor (FSBPC) and the most insurmountable task was the need for the volunteer group to raise more than a quarter-million dollars from private individuals and corporations in a scant 90 day period. FSBPC prevailed over all the adversities and raised the money, in large part by selling tax credits.

FSBPC provided this update in its July newsletter: "The seven 'Phases' (of the Corridor) start at the Windham town line and end just south of Hampshire Road where the trail enters Methuen. This Salem section is also the south leg of the 120-mile Granite State Rail Trail that reaches Lebanon NH. About 60% of the GSRT is complete today but in sections. Note that the 2.1-mile Methuen Rail Trail is being paved, and Lawrence has plans to continue the trail over the Merrimack River to where active railroad service exists."

The national average cost for non-motorized

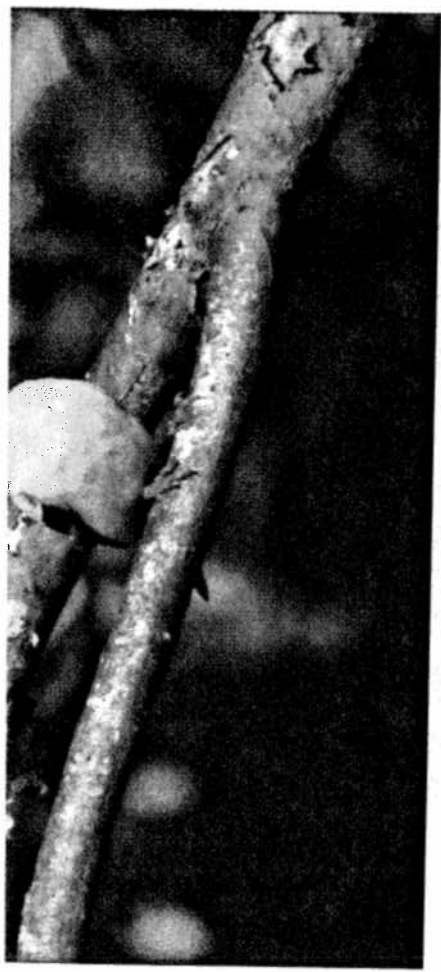


railroad passage from the Methuen, Mass., border through Windham.

We were fortunate to speak with Dave Topham of the FSBPC because he has been part of the project since the beginning, and is well experienced with developing and finding financing for bike-pedestrian routes. Topham retired from the world of computers to pursue his cycling passion and is a longstanding member of six different organizations: Granite State Wheelmen bicycling club, Bike-Walk Alliance of NH, Granite State Rail Trail, NH Rail Trails Coalition, NHDOT Complete Streets Advisory Committee and NHDOT Safe Routes to School Advisory Committee.

"We feel the trail offers a great way to avoid busy roads for both transportation and recreation. In many places you would never know you are close to Route 28," he said.

Topham described the steps it took to create the Corridor. In 2006, the Town of Salem applied for and received a small federal grant to conduct a feasibility study for placing the alternate corridor on the rail line, and that was how Salem became the driver of this massive undertaking that resulted in Phase 1 of the Bike-Ped Corridor opening to the public in 2016 linking the Windham trail through the initial 1.2 miles in Salem. The Corridor is easy to navigate, smooth and straight in direct contrast to the twists and turns of getting the route funded, designed and built. There were stumbling blocks along the way that may have seemed like the 12 nearly-impossible labors of Hercules: a salvage contractor went out of business without completing its commitment to remove the railroad ties, the Town



**A goldfinch perched in a tree watches over the trail.**



**Lanceleaf Coreopsis and red clover are beautiful, low-maintenance edging for the Bike-Ped Corridor and they attract birds and helpful insects.**

the Corridor came in right on target with the cost of \$1.2 million for a 1.2-mile stretch, even though this is by far the most complicated portion of the project with engineering challenges, multiple environmental concerns and wetlands mitigation. The route is enhanced and maintained by the volunteers without support of town taxes with the exception of occasional mowing, and even that is limited based on the smart planting recommended by the Friends' Larry Belair, fundraiser/landscaping chair. Belair recommended that no-mow wildflowers be planted and allowed to propagate alongside the trail much like the wildflowers in the medians and along the sides of the highway. They aren't just pretty; they are a cost-effective way to manage natural plant growth.

The Friends have received support from several groups. The kiosk at Range Road was an Eagle Scout effort by Lukas Blythe; the "Cow Tunnel" restoration, sign, and bench was a Girl Scout troop Silver Award Project; and the addition of mile markers has been undertaken by Evy Vlahos for her Gold Award that is the Girl Scout equivalent of an Eagle Scout project. The mile markers are scheduled to be installed in 2019 when the trail to Main Street is completed. The concept has already received the support of the Fire Department for its ability to help locate people along the trail who might need medical assistance.

Some of the most impressive features along the Salem Bike-Ped Corridor are the flowers, the lovely birds, beautiful signage and landscaping that make it difficult to

# Planet Fitness proposal submitted in Salem

By Breanna Edelstein [bedelstein@eagletribune.com](mailto:bedelstein@eagletribune.com)

Sep 10, 2018

The popular fitness center plans to open in a Salem, New Hampshire, plaza.

SALEM, N.H. — A franchise developer for Planet Fitness is hoping to bring a 'judgement free zone' to the bustling plaza at 92 Cluff Crossing Road, according to an application filed with the town's Planning Department last week.

An engineer hired by Taylor Mandell, of North Shore Fit LLC in Portsmouth, filed paperwork expressing interest in the 24,000-square-foot space that currently houses Bob's Discount Furniture.

Planning Director Ross Moldoff explained that the furniture warehouse is moving into the nearby storefront vacated by Shaws Supermarkets in early 2017.

Construction and the shifting of stores in the Rockingham Mall Plaza is ongoing.

The former Denny's diner was torn down recently. A Panera Bread and Verizon Wireless store will replace it, Moldoff said.

The Planet Fitness change of use proposal will be discussed at the Planning Board's Sept. 25 meeting.

"It's been four or five years I'd say since we've had a Planet Fitness in town," Moldoff said. "It's all subject to board approval, but the applicant indicated they're excited to come to town and I image we'd be happy to have them."

**BREAKING NEWS**

Residents frustrated by lack of answers from Columbia Gas; public can check list of safe streets

[http://www.eagletribune.com/news/new\\_hampshire/salem-officials-mull-dog-park/article\\_82544a91-33f8-543a-b125-546d83f256f0.html](http://www.eagletribune.com/news/new_hampshire/salem-officials-mull-dog-park/article_82544a91-33f8-543a-b125-546d83f256f0.html)

EDITOR'S PICK

## Salem officials mull dog park

Volunteer group spearheads effort to create spot near former sewer plant or transfer station

By Nicole Lonero Correspondent Sep 12, 2018



SALEM, N.H. — A proposal for a dog park in Salem is winding its way through town offices.

Resident Carol-Jean Schindler first proposed the park at the May 21 Board of Selectmen meeting.

"The town was very receptive," she said. "They see that it's great for the community, and our animals are worth it."

The plan calls for an acre of town-donated land, developed and cared for by Schindler and a group of volunteers.

"Every town is adopting these dog parks," she said. "People want to know that there's a dog park in their community."

Aside from taking fence estimates, sand estimates and speaking with contractors and dog park managers in Derry and Kingston to learn how they created and maintained their parks, Schindler and volunteers have proposed a tag system — a database to ensure that each dog entering the park is tagged, vaccinated and licensed.

Since May they have held meetings once a month with town officials including Assistant Town Manager Andre Garron.

"We are still trying to determine what the cost would be in order to put a program like this in place," said Garron, who organized a meeting in July to further discuss logistics concerning which plot of land could be used, the costs of building a dog park in Salem and ultimately who would be responsible for maintaining the park.

Schindler would like to see the park monitored by volunteers and for the community to work together to maintain the park.

"It brings forth such positive rapport for the community," she said. "Cub Scouts, Boy Scouts and Eagle Scouts have all offered to build benches. Girl Scouts offered to make signs. It's great for the community."

So far, the top locations for the park include the former town dump area as well as the former sewer plant.

"Right now it's just a matter of what location options are out there and what would go into the site," Garron said.

Garron added that there would need to be due diligence and measures in place to ensure the safety of the land and adherence with the permits required.

Schindler believes the land by the former transfer station is "ideal" because "it's off the beaten path, so you won't have neighbors complaining about traffic and dogs barking."

According to Schindler, alternative uses for the transfer station have been suggested, such as creating a solar-farm for the town.

“We know we want this and we are not quitting. If there are road blocks we are going to face them,” Schindler said.

0 comments

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## Eagle Tribune Events



Fri, Sep 21

Fri, Sep 14



MAGIC MALE XXL the SHOW    JOE HANLEY TRIO

Copperhead Saloon

Palmer's Restaurant & Tavern



FRI	SAT	SUN	MON	TUE	WED
14	15	16	17	18	19

## PROJECT

■ Continued from Page 1

them."

Lewis is working to obtain tax credits, he said, which would fund the new project and permanently cap rent. He expects approval in November. If all goes as planned, tenants could be welcomed in a year.

Planning Director Ross Moldoff said the three story, 44,000- square- foot building fits the zoning for the parcel, and has been part of Lewis' master plan since he built the road more than a decade ago.

The place would not be tax-exempt, Lewis said, and would include an equal number of one-bed and two-bed units.

Lewis emphasized that Braemoor Woods was developed with the understanding that 20 percent of the units would be affordable, and this newly presented plan isn't so new after all.

"The criteria is that they have to income qualify," he said. "This is not section eight housing. There are a lot of misconceptions about it."

Eighty percent of units will go to people who make 60 percent of the median income, he said, with the remaining 20 percent going to people who make half of the median income.

Neighbors last month wrote to Moldoff at the planning department expressing that 38 units is too many for the lot being considered.

"The area within one mile of Braemoor Woods will see perhaps the highest level of housing construction and densest housing development in the history of Salem," abutters Peter Wiczorek and George Khoury wrote in a joint letter. "It is difficult to imagine how the market can be any more saturated."

They claim traffic is already a problem and other construction concerns are looming.

"Traffic will increase enormously," they wrote, noting the nearby development of

*"It seems like putting 38 units on that parcel is too much. He has buildable space in other lots nearby. The original plan was 22 units on that parcel, but then he decided instead to put 38 units. It just seems that that's too many."*

Jay Reagan

Tuscan Village.

"It appears traffic has not even been studied," Wiczorek and Khoury claim, "let alone studied after the projected increases from the Tuscan housing, Tuscan retail development, Tuscan professional office buildings, hotel and medical center are taken into consideration."

Jay Reagan, a condo resident of the last four years, said a recent conversation between Lewis and condo officials was productive, but he'd like to see less happen next door.

"It seems like putting 38 units on that parcel is too much. He has buildable space in other lots nearby," Reagan said. "The original plan was 22 units on that parcel, but then he decided instead to put 38 units. It just seems that that's too many."

Moldoff said traffic, engineering and environmental impact studies are pending and expected for board review before approval is granted.

Lewis has experience building affordable housing in Atkinson, Londonderry and Plaistow, emphasizing that Salem is in great need of his latest project.

Officials with the Salem Housing Authority said their wait list is longer than Lewis', and applicants can expect to wait five years before getting one of the town's 170 public units.

► Salem

# Neighbors

## oppose 38-unit project

Builder: Affordable housing badly needed in town

By BREANNA EDELSTEIN

bedelstein@eagletribune.com

SALEM, N.H. — A prominent regional builder hoping to bring 38 units of affordable housing to Salem faced the planning board, as well some neighbors who don't want to live next to the development, Thursday night.

Steven Lewis, known for the town's only other independently-owned work force housing, said the 32 units on Braemoor Woods Road just aren't enough. Lewis estimates that folks are in for a three- to four- year wait before one of them becomes available.

"There's about 30 people on the wait-list right now," he explained. "And when people hear that number, they don't put their names on it. There's a huge need."

The proposal presented to the board this week would create 38 additional units on a three-acre parcel adjacent to the existing affordable housing. The buildings would be nearly identical, Lewis said, and are intended to blend into the abutting community of condos, rentals and multi-family units.

"Many people don't even know there's workforce housing that already exists there," he said. "We build and manage

See PROJECT, Page 8

9/18/18

## Newsreel

### DOJ picks Kate Spiner as communications director

**CONCORD** — The Department of Justice has for the first time in its history appointed a director of communications to handle public information from the Attorney General's Office.

Attorney General Gordon J. MacDonald announced on Monday that Kate Spiner is director of communications for the department.

"Adding a director of communications at the Department of Justice will help us better serve the people of New Hampshire by enhancing transparency and our ability to provide information to the public quickly and effectively," he said.

Spiner previously served as the director of communications for the state Senate and has prior experience helping private clients with public relations and communications needs. She holds a degree in English and communications from St. Anselm College and is a life-long New Hampshire resident.

Spiner is married to Union Leader Executive Editor Trent Spiner.



KATE SPINER

### Forum addresses 'recovery friendly' workplaces

**CONCORD** — The Business and Industry Association is presenting a luncheon from 11:30 a.m. to 1:30 p.m. Wednesday at the Manchester Downtown Hotel, 700 Elm St., to help businesses become "recovery friendly" workplaces.

State organizers will talk about how to join the initiative led by Gov. Chris Sununu, how to obtain the "RFW" designation, and how to learn from early adopters about the benefits of declaring their businesses "recovery friendly."

Scheduled panelists include: David Mara, governor's adviser on addiction and behavioral health; Matt McKenney, workforce development manager, Hypertherm; Cheryl Coletti-Lawson, COO/CFO, The Lawson Group; and Daisy Pierce, executive director, Navigating Recovery of the Lakes Region.

The cost to attend is \$40 for BIA, Capitol Connect, and partner members; and \$55 for non-members. Registration fee includes lunch.

To register, visit the events calendar at BIAofNH.com or call (603) 224-5388, ext. 101.

## Planet Fitness proposes plan to take over old Bob's Furniture building

By RYAN LESSARD  
Union Leader Correspondent

**SALEM** — Planet Fitness is moving into the old Bob's Discount Furniture store after Bob's moves to a larger space that was formerly a Shaw's Supermarket.

The franchisee is seeking change-of-use approval at the next planning board meeting on Sept. 25.

According to Town Planner Ross Moldoff, Taylor Mandell, the owner and operator of Northshore Fit LLC, is planning on using the 24,000-square-foot space at 92 Cluff Crossing Road once Bob's vacates it in favor of a 50,000-square-foot former Shaw's.

Northshore Fit LLC is the parent company of a number of other Planet Fitnesses in the area, he said.

Moldoff said Salem had a Planet Fitness previously on North Broadway next to Turf Depot, but that closed a couple of years ago.

Moldoff said change-of-use plans like these tend to only affect traffic and parking. He said Mandell argues the net parking and traffic will still be a net decrease compared to when Shaw's was still open. "They said that they feel the town will be better off," Moldoff said.

Calls to Mandell were not returned by press time.

The Rockingham Plaza, where Bob's is moving in, has been undergoing a number of improvements and new devel-

opments, Moldoff said. Developers there are in the process of building a Panera Bread where a Denny's was once located, they are upgrading the facades for other storefronts, and it's the site of a new state liquor store.

Moldoff said the town looks forward to having a Planet Fitness back in Salem. And it shows that the town's economy is thriving.

"It's good that the stores aren't staying vacant for long," Moldoff said.

Also during the Sept. 25 meeting, the planning board will hear plans to install a crematorium at the Goundrey and Dewhirst Funeral Home on Main Street.

Moldoff said the funeral home originally proposed building a crematorium in a detached garage that was up against a residence in 2016, but that was denied after the abutter spoke against it.

The new plan is to install the crematorium inside the funeral home.

"Hopefully, that addresses the concerns of the abutter," Moldoff said.

Also at the meeting, Tuscan Village developers will be proposing to build a maintenance garage facility.

Tonight, Tuscan developers are also attending a special meeting of the planning board to present major sections of the development for approval, including primary roadways and a new apartment complex.

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## Coke eyes

(Reuters) — Coca-Cola Co. is closely watching the fast-growing marijuana drinks market for a potential entry that would ease the world's largest soft drink maker's ambitions to move away from sugary sodas.

Coca-Cola announced interest in a state Monday, responding to a report from BNN Bloomberg that said it was in talks with Canada's Aurora Cannabis Inc. to develop drinks infused with cannabidiol (CBD), a non-psychoactive chemical found in marijuana.

Coke would join a number of major alcohol makers and a cigarette company to test the cannabis market and partners ahead of the Canadian launch of legal recreational marijuana in Canada.

Coke and Aurora, in separate statements, each said they were interested in CBD-infused beverages but would not comment on any specifics or talks. Aurora's stock soared 17 percent, while Coke's edged up slightly.

The CBD drinks would likely aim to ease inflammation and cramping, the report said.

Wells Fargo analyst Brian Herzog called the new move an "exciting potential development" as it would take the company into another fast-growing, healthier segment following last month's \$5.1 billion deal for Costa Coffee and expansion into cannabis-infused drinks in the area of functional nutrition products.

The CBD products would be different from those produced by alcohol companies, which would likely be a buzz for drinkers from hydrocannabinol (THC), the main psychoactive chemical in marijuana.

September 19, 2018 8:50PM

# Salem planners conditionally OK Tuscan Village roadway project

By RYAN LESSARD

Union Leader Correspondent

SALEM — The Planning Board Tuesday gave conditional approval to a major roadway construction in and around Tuscan Village.

At a special meeting of the board, developers for Tuscan Village presented conceptual plans for the "South Village" section of the development and a 281-unit apartment building.



HOTEL RESIDENTIAL PHASE

[\(/storyimage/UL/20180920/NEWS0606/180919435/AR/0/AR-180919435.jpg?q=100\)](#)

Town Planner Ross Moldoff said the Tuscan Village developers are building a "small city" at the former Rockingham Park property during a special planning board meeting Tuesday night. (Courtesy)

Before the conceptual presentations of the South Village and The Hanover Company apartment building, Tuscan Brands CEO Joe Faro addressed the board, saying he and his co-developers are excited to get started.

"It's been a long time and I know this is what everyone is waiting for," Faro said.

"We've been looking forward to this part of the project for a long time," said Town Planner Ross Moldoff. "It's building a little city, basically."

The presentation covered 880,000 combined square feet of retail and office space, including entertainment venues, restaurants and a 160-room luxury hotel.

Newly unveiled renderings of South and Central Village show a town center with a new Tuscan Kitchen restaurant at a major street corner facing a roundabout, with the Tuscan logo in the stonework of a fountain. Behind the long L-shaped stretch of retail buildings is a small artificial "lake" and green space.

Across the street, at an entertainment center made up of two buildings on either side of an outdoor concert venue, an aerial walking bridge will connect the two buildings.



About 800 to 1,000 people will be able to gather at the concert space.

Besides a cinema, comedy club and bowling alley, architect David Chilinski mentioned a space for a virtual reality entertainment company. Faro said he could not name the tenant yet.

Retailers facing the lake will be selling supplies that are used for water recreation, which can be tested in a sandy beach area, Chilinski said.

A banquet hall is connected to the hotel and there will be space for outdoor weddings by the Lake. There will also be a fitness building along Route 28.

"I think this gives you sort of a glimpse of where retail is going," Chilinski said.

During a presentation of the apartment complex, David Hall of The Hanover Company said this will be the first New Hampshire development for the company, which is based in Houston, Texas. He said the company's founder, a Dartmouth College alumnus, named the company after Hanover, N.H.

He said the units will be designed to be most attractive to millennials and older people looking to downsize.

"This will not flood the Salem School District with school children," Hall said.

Kayvan Zarea, development partner with The Hanover Company, said the building amenities will include a large dog run, bocce ball field, swimming pool and firepit. The building wraps around its outdoor space with an opening on the south side.

There will be 407 parking spaces and a handful of private garages.

Moldoff said the five-story building has a high residential density with about 40 units per acre. The apartment buildings already built on the Tuscan Village site by The Dolben Company have a density of 30 units per acre, he said.

Moldoff also said the developers would need to pay about \$1.5 million in impact fees.

Members of the board asked for information about things like first aid areas, public restrooms and electric car charging stations. There was also some disagreement about how big the parking spaces should be.

Mark Gross with MHF Design said they'll be back before the board on Oct. 16.

The board also approved revised plans to do infrastructure and road work, including a redesign of the section of Rockingham Park Boulevard that will connect motorists from the Interstate 93 off ramp to the new development.

An island will be removed to make a five-lane roadway, with two turning lanes heading into the mall, and another two lanes heading into Tuscan Village, according to Heather Monticup, assistant vice president with engineering firm Greenman-Pedersen, Inc.

Gross said work on Central Street will start in the next couple weeks and finish before the year ends.

Overall, the board gave minimal feedback.

"I think you have a wonderful project here," said Board Chair Keith Belair.

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# Crematorium coming to Main St. in Salem

## Board approves controversial plan opposed by neighbors since 2016

By Breanna Edelstein Oct. 5, 2018

SALEM, N.H. — Goundrey and Dewhirst Funeral Home was given approval this week to add an crematorium to their Main Street operation despite neighbors' concerns dating back to 2016.

The planning board supported the proposal 6-1, requiring a one-year monitoring report, state permitting and compliance with appropriate state laws at the 42 Main St. site.

With up to 80 percent of clients seeking cremations, co-owner Rick Dewhirst explained to the board that the business owners want to offer the service in-house.

Dewhirst emphasized that the addition will preserve the chain of custody, meaning that a body will only need to be brought to one place before final services.

Neighbors, however, are concerned about emissions and their impacts to the environment, health and the value of properties that abut the crematorium.

Groundrey and Dewhirst experienced similar backlash in 2016, when they unsuccessfully pitched a detached three-bay garage at their site for cremations.

Among neighbors who showed up to speak at public hearings two years ago and this week was Susan Davis, who has lived nearby for 19 years.

She reiterated her worries about the health of her family and youngsters at Pleasant Street United Methodist's child care center. That area also includes Saints Mary and Joseph Parish, St. Joseph Regional Catholic School, and several businesses.

"I'm concerned that it will disperse through the neighborhood," Davis told the board. "...the children of the school and the parishioners of the church could potentially be at risk over a period of time."

She's felt that way for years.

"My family and six grandchildren are being affected ... I care for them ... my backyard is right there," she said in 2016. "The gross thought of a body being cremated while I'm trying to cook and dine with my family and friends."

She suggested that the crematorium be operated in a more industrial area or a cemetery.

Attorney Bernard Campbell, representing the funeral home, reminded the board that zoning for the proposed area of Main Street allows for the crematorium, and that the addition only requires construction of a chimney and some internal updates.

Dewhirst, whose family has been in the funeral business for over 100 years, said that he's currently living on the second floor of the funeral home.

"Nobody is closer to the emissions than myself and my family," he said. "I have a huge investment in that property and two others. I've put a lot of time and effort into that...we have a pretty good reputation and I honestly would have to be kind of crazy to be doing something that would impact my reputation, my health, my family's health and my investment by putting something like this haphazardly out."

He did not say when the crematorium is expected to be complete.

October 10, 2018 9:34PM

# Osprey nest relocation at Rockingham Park praised as a success

By Ryan Lessard

Union Leader Correspondent

SALEM — A pair of ospreys returned to a relocated nest this year at the Tuscan Village construction site.

The Salem Conservation Commission heard a presentation about the success of the project at its last meeting on Wednesday, Oct. 3.

Photographer Pat Macoul of Salem had been watching the ospreys since last year, but said others had known about their presence at the vacant Rockingham Park since 2015.



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Osprey parents perched on the new nest at the edge of Tuscan Village in Salem earlier this summer. (Pat Macoul)

"I swung by daily — morning and evening — just to check on them," Macoul said.

The mating pair had set up a nest at the top of a circular light post, but as development for Tuscan Village got underway that post was slated for demolition.

"I knew that the pole that was coming down and I was watching to see what would happen," Macoul said.

Conservationists, New Hampshire Fish and Game and the construction crews working the site teamed up to build a replacement nest for the birds about half a mile away from the original nest on the same property while the birds were away last winter.

Macoul said the pair had hatched three offspring last year. This year, they weren't sure if the couple would return, find the new nest or take to it favorably.

Jim Fiorante, construction project manager for Tuscan Village, said it cost about \$35,000 to build the new nest. They used an old telephone pole and built an 8-foot by 8-foot platform for the top. They worked with naturalist Dan Geiger to create the nest, Fiorante said, using twigs and leaves from the original nest.

The old location was in the southern portion of the property about 50 feet off Rockingham Boulevard. The new location is at the edge of the property about 2,500 feet to the north, across the street from the Sears Service Center on Mall Road.

Fiorante said the new location will remain the same throughout the construction process, and it has the added benefit of being closer to Canobie Lake, where the ospreys are known to fish.

The new nest was erected in March, just in time for the returning raptors, which migrate south every winter.

Everyone was relieved and excited when the couple did in fact return soon after. Macoul first noticed them on April 22, and they hatched two juveniles.

"July 4 was extremely hot and I did get an unbelievable picture of the parents spreading their wings to bring some shade in the nest," Macoul said.

Fiorante said the birds thrived in the middle of busy construction.

"I watched them like my little kids all summer long," Fiorante said.

They've since migrated south for the season.

During Macoul's presentation to the Conservation Commission, Chairman Ruth Tanner Isaks suggested possibly placing an informational placard about the birds along the nearby walkways.

Fiorante said the Salem Bike-Ped Corridor will be incorporated into the project, and other informational placards are planned along Linear Park with historical information about the Rockingham Park race track.

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October 10, 2018 9:34PM

# Salem Planning Board to hear proposals for two housing projects

By RYAN LESSARD

Union Leader Correspondent

SALEM — Two housing projects will be going before the Planning Board in two separate upcoming meetings.

Town Planner Ross Moldoff said applicant Duston Realty Trust has submitted paperwork to obtain site plan approval for a 23 lot subdivision at the “old Duston Farm” on Duston Road for single-family homes. That project will be heard by the Planning Board on Oct. 23.

Moldoff said DHB Homes is proposing to build a 10-unit senior housing development on Pleasant Street across from the Rockingham Mall. The Planning Board will hear the proposal at its Nov. 13 meeting.

The senior housing project is further along, having presented conceptual plans to the Planning Board at meetings in June and last fall. Developers hope to obtain site plan approval at the November meeting.

Moldoff said the plan is to build separated condominiums for 55 or older residents, which under the senior housing overlay district are allowed at higher densities. The 10 condos will be on a 13-acre parcel.

DBH Homes is also building a 60-unit senior housing project on Lawrence Road.

Additionally, there are projects at various stages of development to create 46 senior housing units on Pond Street, 16 units on Pleasant Street and 18 units on Pelham Road. When combined with existing senior housing, Moldoff said that would bring the town senior housing stock to over 500 units.

“I think there’s big demand for these types of units,” Moldoff said.

The project to build single-family homes on the old Duston Farm property would use one of the last remaining open fields in town.

“There’s not many of those left in Salem,” Moldoff said.



The project would cover the remaining 63 acres of Duston Farm property owned by Duston Realty Trust.

The developers already received approval for a 10-house development on 20 to 25 acres of the old farm land. Moldoff said they're building a road there now and expects them to file for building permits soon.

"They're not building any small homes. Typically, these are quite large and quite expensive," Moldoff said.

The meeting on Oct. 23 is to present conceptual plans to the Planning Board, according to Moldoff.

Both projects have contracted Meisner Brem Corporation for the engineering site work.

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October 21, 2018 9:32PM

# Tuscan Village proposal passes \$1 billion

By MICHAEL COUSINEAU

New Hampshire Union Leader

Tuscan Village in Salem has added a second hotel to its plans as it pushes past a \$1 billion pricetag for the sprawling mixed-use development, according to its developer.

"We've been moving at a pretty rapid pace," Tuscan Brands CEO Joe Faro said in an interview last week.

Faro said the 170-acre development will include not one but two hotels.

Two Hilton-branded hotels are planned, offering about 300 combined rooms, at a total cost of \$60 million.

That was news to Salem Planning Director Ross Moldoff.

"We joke we have seen 50 versions of the plan at town hall, and they probably have a couple hundred they've worked on," Moldoff said.

One hotel, which will border a man-made lake, will feature the Tuscan Village Banquet and Events Center as well as a Tuscan Kitchen restaurant.

A group of condos will abut the hotel, sharing hotel amenities and selling for \$500,000 each and up.

The hotel will be part of Hilton's Tapestry Collection, which on its website states are "hotels with an individual spirit that offer a genuine sense of place."

Faro said that "allows us to brand it our way" but be under the Hilton name.



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Developer Joe Faro points to a new Ford dealership in April at Tuscan Village, part of more than \$1 billion in commercial and residential projects planned for the former site of Rockingham Park in Salem. (DAVID LANE/UNION LEADER FILE)



A second hotel will be a Hampton Inn, he said.

Faro has said the project will generate 6,000 permanent jobs and \$11 million in taxes annually.

Residential, retail and entertainment offerings also are planned or under construction as part of the huge development across the street from the Mall at Rockingham Park.

"Mixed use is kind of like the flavor of the day," said Bob Sheehan, whose Massachusetts firm, KeyPoint Partners, prepares an annual report on the retail health of southern New Hampshire.

"A lot of developers are tending toward that as retail is impacted by online retail," said Sheehan, the firm's vice president of research.

Faro said he couldn't announce retailers he's signed yet. He also has inked "a couple corporate headquarter deals" he can't discuss.

In all, Faro's development includes 2.8 million square feet, including 800,000 square feet of retail.

"We're really complementary to the mall," Faro said. "We've kind of avoided the big-box retailer. Our vision is of a kind of downtown ... and interesting experiential retailers."

Being located right off Exit 1 of Interstate 93 and lack of sales tax are "a big driver" for retailers searching for space, Faro said.

Sheehan expressed skepticism about filling all that space.

"Another 800,000 square feet of retail, in my opinion, may be a little too aggressive," he said.

Entertainment options also have expanded this year. Not just an eight-screen movie theater and bowling alley are planned, but also a live outdoor entertainment area, a country music bar, a comedy club and virtual reality option.

"We're very close to a theater deal right now," Faro said.

Nancy Kyle, president and CEO of the New Hampshire Retail Association, said: "I think Joe Faro has a great vision for building communities."

Moldoff said plans include a parking garage that can handle around 2,000 vehicles, but the project is still short of meeting town parking requirements, though talks continue.

He welcomed the corporate headquarter tenants.

"It's going to give the place a lot of character and give it a lot of an economic boost," Moldoff said, including workers who will spend money in Salem.

"I think that's very positive for the project and the town," Moldoff said.

**BREAKING NEWS**

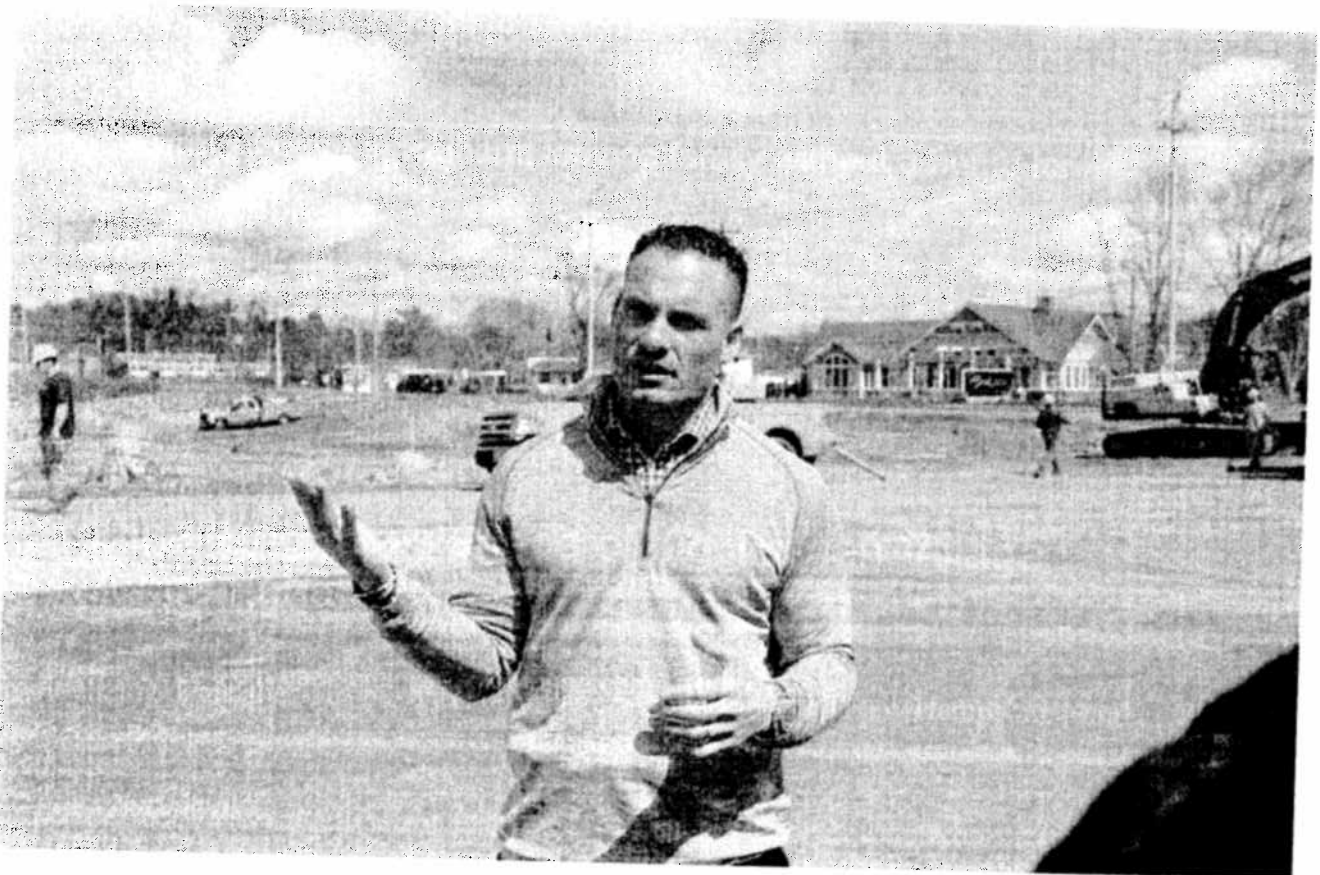
Fire destroys house in Pelham, leaving family without a home for Thanksgiving

[https://www.eagletribune.com/news/new\\_hampshire/faro-finalizing-deals-ahead-of-big-tuscan-village-announcements/article\\_15f5f3f3-b6f8-50ef-9634-872e50ca3686.html](https://www.eagletribune.com/news/new_hampshire/faro-finalizing-deals-ahead-of-big-tuscan-village-announcements/article_15f5f3f3-b6f8-50ef-9634-872e50ca3686.html)

EDITOR'S PICK

## Faro finalizing deals ahead of big Tuscan Village announcements

By Breanna Edelstein [bedelstein@eagletribune.com](mailto:bedelstein@eagletribune.com) 18 hrs ago



TIM JEAN/Staff file photo. In this file photo, Tuscan Village developer Joe Faro talks about the progress of several buildings under construction at the site of the former Rockingham Park race track in Salem, N.H.

Tim Jean



SALEM, N.H. — Work across the sprawling Tuscan Village site is on track to make way for substantial vertical construction in the spring, according to developer Joe Faro.

Before that, he's looking forward to announcing some major retailers, at least 10 restaurants, businesses and a luxury cinema brand to fill the 170 acre mixed-use development.

But not quite yet.

"I can say that we are finalizing many, many of those deals," he said, citing ongoing legal proceedings that prevent him from publicizing tenants until soon after the new year.

Recently amounting to a \$1 billion price tag, the site is slated for completion sometime around 2021 and to eventually bring in \$11 million annually in taxes.

"It's great to see dirt flying," Faro said. "This has, of course, felt very real for me. But for everyone else, when you see that type of progress, it means you have a project that's real."

Faro's team continues to move close to 500,000 yards of dirt to prepare for the construction of buildings come spring and summer, he said. The effort recently unearthed Policy Book, a small stream that was confined underground, and will eventually include laying a mile of new roadway.

Faro described many moving parts of the project and regular meetings with the town to discuss them. He said officials have been tough but fair.

"It's important to make sure it's all done correctly, in terms of mitigating traffic and all of the moving parts," he said. "They have been great to work with though."

Planning Director Ross Moldoff said "communication has been good," and that Faro's team has "a tremendous amount of work to do, and they're plugging away with it."

Among the latest developments on the former Rockingham Park site is a \$45 million Bank

of New England infrastructure, Faro said.

Work on the South Village — the retail hub — will start in the spring and summer, along with a hospital and two hotels, totaling 300 rooms.

The first Hilton Hotel has been part of Faro's vision since the beginning.

"The second hotel is something that we haven't figured out where it's going to go on the site," Faro said.

That one will be a Tapestry Hotel by Hilton, which Faro described as a four-star hotel fitting the Italian theme with a convention center, a Tuscan Kitchen restaurant and function room to accommodate weddings.

Sixty residence units in the hotel will share fitness amenities, a roof deck and other facility offerings.

The option of living at Tuscan Village has proved popular from the get-go.

When the first set of townhouses hit the market for pre-sale in August, a quarter of the 40 up for grabs were sold. The first tenants have since settled in and more have signed on.

Over 1 million square feet of office space is also filling up, according to Faro. He's working with a broker to rent space in the west end office district, near a hospital and a parking garage.

"It balances the site from a job creation standpoint," he said. "With these mixed-use projects, the idea is to create a certain amount of self-sufficiency on the site."

He intends to create near 6,000 permanent jobs.

"It gives us the opportunity to create an economic bubble in the Merrimack Valley for years to come," he said. "We're excited about the progress and to be fully underway."

**0 comments**